

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: James C. Dodd & Associates Offices DRAFTOther names/site number: Crossroads BuildingName of related multiple property listing: African Americans in California, 1850-1974

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 2710 X StreetCity or town: Sacramento State: CA County: SacramentoNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
Title :_____
**State or Federal agency/bureau
or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

James C. Dodd & Associates Offices (African Americans in California MPD) Sacramento, CA
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<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE - Professional

COMMERCE/TRADE - Business

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE - Professional

COMMERCE/TRADE - Business

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT – International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Concrete

Walls: Stucco over steel and wood frame, concrete, concrete block

Roof: Built-Up Roofing

Other: Steel, iron, glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The James C. Dodd & Associates Offices at 2710 X Street is a two-story International Style office building located in the Curtis Park neighborhood of Sacramento, California. The property consists of one 3,025 square foot building constructed in 1971 that is bounded by X Street and Highway 50 to the north and residential and commercial properties to the east, west, and south. The property retains most of its historic character-defining features, including its L-shaped building footprint with a flat built-up roof, geometric and rectangular form, exterior wing walls featuring architect James C. Dodd's signature geometric patterned designs imprinted in the concrete, the cantilevered second story, open-air interior courtyard hallway, and the majority of its original fenestration. Despite some alterations, the James C. Dodd & Associates Offices building retains all aspects of historic integrity to convey its significance.

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Narrative Description

Setting

The James C. Dodd & Associates Offices building is located in the northwestern portion of the Curtis Park neighborhood of Sacramento, California. The subject property is directly south of Highway 50, which runs east-west parallel to the property, and the Highway 50/Highway 99 interchange is located one block to the east of the property. The subject property is mostly surrounded by early-20th century single-family residential dwellings, primarily Craftsmen structures modified to various degrees and vernacular dwellings that lack a distinct style. Just south of the subject property is a concentration of commercial businesses along Broadway, which are designed in a variety of commercial styles constructed from the 1920s to the late-1990s. The neighborhood setting in which the subject building is located appears ineligible for historic district consideration.

The Curtis Park neighborhood is located south of Sacramento's city grid, with Highway 50 acting as the northern border, the Land Park neighborhood bordering it to the west and south, and the Highway 50/Highway 99 interchange and Highway 99 bordering it to the east. The subject property was initially included in Sacramento's original city grid and located in the Newton Booth neighborhood, but the construction of Highway 50 in the 1960s cut it off from this neighborhood and placed it within the modern-day bounds of Curtis Park.

Exterior Description

2710 X Street is a 3,025 square-foot, two-story, International Style office building built in 1971. The L-shaped building is capped by a flat, built-up roof and is clad in a mixture of materials, primarily stucco, wood siding, and concrete block. The west and east facades consist of exterior wing walls that extend past the north and south facades and form parapets along the roof, and the concrete block construction of the walls are exposed. The exposed wing walls feature a repeating geometric design, consisting of alternating rows of hexagonal and square shapes, that was a signature pattern designed by Dodd and used for projects such as Nathaniel Colley's Law Offices, the Nancy Reardan's Law Office, and the Capitol City Seventh-Day Adventist Church. A walking path on the left side of the primary façade leads from the sidewalk in front of the building to its entryway. A small wooden sign that reads "Crossroads Building," with the names of the associated businesses, which was likely added after the period of significance in the late 1990s, is staked into the ground in front of the primary façade. The shallow two-tier planting area immediately in front of building appears to partly retain elements of the original landscape treatment, consisting of low-growing camelia bushes and other shrubbery. A non-contributory mature tree that appears to have been planted by the city in the parkway along the X Street public sidewalk. Two aggregate concrete sidewalks are centrally located in between the sidewalk and X Street and provide access from the street curb to the city sidewalk, one of which is composed of twelve aggregate concrete squares in a 3 X 4 pattern.

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Primary (North) Façade

The primary façade is arranged into four architectural bays, with an asymmetrical arrangement at the ground level and symmetrical arrangement on the upper level. The left bay of the ground level features the recessed entry-way to the interior open-air hallway with stairs and entrances to the office spaces within the building. A non-historic iron cast security gate and fence that features several metal wire hexagonal panels separates the interior hallway from the street view. Facing south, through the fence, stairs to the second story and a door and four windows are visible. To the left of the gate the interior of the geometric-patterned wing wall, creating an appealing play of light and shadow across the wing wall elevations that enriches the architectural design through an economy of means. Below this is a built-in concrete planter low to the ground. To the right of the gate is a decorative exposed concrete wall with small raised geometric patterning arranged in uniform rows with a few breaks in the pattern to expose the smooth concrete below. A built-in concrete planter that is low to the ground is located below the wall. The right architectural bay features non-historic vertical wood tongue and groove siding encasing small, four vinyl replacement transom windows slightly recessed into the façade and placed high above ground level for privacy reasons. Wood trim borders each window and separates each one. A ribbon of non-historic horizontal tongue in groove siding runs above the windows. To the right of the windows the interior of the geometric-patterned wing wall is visible.

The second floor is cantilevered over the ground floor and is clad entirely in stucco. It features eight large, paired, deeply inset original aluminum single-pane fixed windows set within four architectural bays. A prominent elongated mullion is positioned between each pair of windows. Beneath each pair is a sill that slopes downward. The façade slopes upward and back above the windows until it reaches the roofline where the flat roof begins.

West Façade

The west façade of the subject building faces towards a two-story Craftsmen residential dwelling that have been stripped of its period detailing. A small contemporary wood fence adjoins the west façade of the subject building and the stripped Craftsmen, which is visible from the primary façade. A wood fence adjoins the end of the wing wall from the rear facade. The wall is entirely comprised of the concrete block wing walls that are imprinted with Dodd's personally-designed repeating geometric pattern featuring squares and hexagons. The wing walls extend past the primary and rear facades and create a parapet wall along the roofline on the west façade. There is no fenestration.

Rear (south) Façade

The rear façade of the subject property faces south towards a large, paved parking lot. The façade is clad in a mixture of stucco and concrete like the primary façade. The ground floor of the rear façade contains three architectural bays. The left bay is obscured by an enclosed fence that creates a small concrete back patio. The center of the left bay is clad in stucco and is flanked by concrete block construction featuring the geometric designs imprinted on the wing walls. The

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wing wall that comprises the west façade extends beyond the building line. An aluminum-framed sliding glass door is located in the center of the bay and provides access to an interior office. The left side of the central bay is clad in stucco, and the right side is comprised of concrete with the same geometric designs imprinted on them. Two original aluminum sliding windows are located within the stucco portion of the right bay and are obscured by non-historic cast iron bars with hexagonal panels. A third wing wall that is stuccoed is located within the interior hallway of the building and extends beyond the building line to the right of the central architectural bay. The right bay is delineated by the interior hallway wing wall and the concrete wing wall that makes up the east façade. The right bay is recessed, forming the L-shape of the building plan, and is a large opening to the interior hallway of the building. A cast iron gate identical to the one on the primary façade provides entry to the interior entryway and extends from the floor to the bottom of the balcony landing on the second floor.

The second floor is clad entirely in stucco and contains two architectural bays. The façade is recessed under a roof overhang and contains a projecting balcony topped with a wood handrail. The left bay is delineated by the west concrete and interior stuccoed wing wall. The bay contains two sliding aluminum-cased glass doors that are framed by vertical wood trim, and the left door has a small metal ladder affixed to the left of it that provides access to the roof. The right bay is recessed into the L-shape and delineated by the interior wing wall covered with stucco and the concrete east wing wall. The bay's primary feature is a stucco wall that encloses a balcony landing that provides access to the second-floor offices. The stucco wall is topped by a wood handrail.

East Façade

The east façade faces east towards a one-story Minimal Traditional residential dwelling. A small contemporary wrought iron fence adjoins the east façade of the subject building and the Minimal Traditional house, which is visible from the primary façade, and a wood fence adjoins the end of the wing wall from the rear facade. The east façade is identical to the west façade.

Interior Hallway

The interior hallway provides access to the offices within the building. The hallway is located on the east side of the building and is open-air. The sidewalk is composed of aggregate concrete and there is minimal landscaping along some of the walls in the hallway. The non-historic cast iron entry gate with hexagonal shapes provides access to the hallway from the north and an identical non-historic gate provides access to the hallway from the south.

The west wall is clad primarily in stucco and vertical tongue in groove wood siding. The wall extends beyond the building line to the south and forms the wing wall. The ground floor of the east wall features one fully-glazed, wood-framed door located under a stucco drop-down ceiling. Four windows are located on the west wall. Two on the right side are large, fixed aluminum-cased picture windows and the two of which on the left side are aluminum sliding glass windows. The ceiling on the southern portion of the hallway extends two floors high. The second story contains one large combination aluminum sliding glass window with a rectangular fixed

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lower portion on the right side, and one wood door with a vertical transom window to the left of it on the far-left side.

The non-historic gate is located around the open entryway of the southern portion of the interior hallway. The second story balcony landing is located in the southern section of the hallway and is constructed from concrete. The balcony has an iron railing with a hexagon design in the center of it on the north side and is clad in stucco on the south side.

The east wall is composed entirely of the exterior east façade's wing wall and features the same geometric design imprinted into it. The straight run staircase is affixed to the east wall and leads up towards the balcony landing that provides access to the second-floor offices. The stairs' steps are composed of aggregate concrete and the metal railing also features several hexagonal designs. The railing is topped by a wood guardrail. The north wall contains the metal entry-gate on the ground floor, and the second-floor cantilevered section contains two large aluminum-cased sliding windows.

Major Alterations

There have been few alterations to the James C. Dodd & Associates Offices at 2710 X Street since it was constructed in 1971. The only building permits on file with the City of Sacramento are the 1971 construction permit and a 2009 alteration permit for a trenchless sewer replacement.¹ One visible alteration to the subject building is the replacement of four original aluminum-framed glass storefront windows. According to photographs from September 2007, these windows were located within the right architectural bay on the ground floor of the primary façade and were replaced with vinyl transom windows between September 2007 and August 2011. One additional visible alteration was the addition of tongue-and-groove siding on portions of the ground floor.² At an unknown time, the non-historic cast iron gates with hexagonal panels at the north and south entrances of the interior hallway and non-historic cast iron bars with hexagonal panels affixed to the rear façade's ground floor sliding windows were added as security features.

¹ City of Sacramento, "Permit No.: 9909425," June 17, 2009, Sacramento, CA, City of Sacramento Record Library, <https://records.cityofsacramento.org/>.

² Google Maps, "2710 X Street," September 2007, Google, [https://www.google.com/maps/@38.5586546,-121.4767743,3a,76y,196.44h,89.34t/data=!3m7!1e1!3m5!1s_g7sE_mqbDeWfUfOE86zEg!2e0!5s20070901T000000!7i3328!8i1664?coh=205409&entry=ttu&g_ep=EgoyMDI0MTAwOC4wIKXMDSOASAFQAw%3D%3D](https://www.google.com/maps/@38.5586546,-121.4767743,3a,76y,196.44h,89.34t/data=!3m7!1e1!3m5!1s_g7sE_mqbDeWfUfOE86zEg!2e0!5s20070901T000000!7i3328!8i1664?coh=205409&entry=ttu&g_ep=EgoyMDI0MTAwOC4wIKXMDSOASAFQAw%3D%3D;);
Google Maps, "2710 X Street," August 2011, Google, https://www.google.com/maps/@38.5586479,-121.4767746,3a,75y,196.44h,89.34t/data=!3m7!1e1!3m5!1sILWImYf809JUaYOO7JgkUg!2e0!5s20110801T000000!7i13312!8i6656?coh=205409&entry=ttu&g_ep=EgoyMDI0MTAwOC4wIKXMDSOASAFQAw%3D%3D.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ETHNIC HERITAGE - BLACK

Period of Significance

1971-1974

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

Dodd, James C.

Cultural Affiliation

Architect/Builder

Dodd, James C. (architect/builder)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The James C. Dodd & Associates Offices building is locally significant under National Register Criterion B for its significance as the architectural offices of James C. Dodd, the first licensed Black architect in Sacramento, California and important modernist architect in the city's history, especially within the Black community. The subject property is also locally significant under

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Criterion C for the building's distinctive International Style architectural design and for being the work of regionally significant modernist architect James C. Dodd, who designed Shiloh Baptist Church and the Nathaniel Colley & Associates Law Offices among other important landmarks and public works projects in Sacramento. The James C. Dodd & Associates Offices is nominated under the Multiple Property Documentation Form *African Americans in California, 1850-1974*, falling under the theme "Making a Living," the sub-theme "Business and Commerce," and property types "Associated with Significant Persons." The property exemplifies James Dodd's architecture career and his achievement in breaking into a majority white professional field at a time when there were no other Black architects in Sacramento. Dodd established himself with support from within Sacramento's Black community and through his thoughtful and people-focused design philosophy, and he built the subject property at 2710 X Street in 1971 to house his professional offices for the remainder of his career. The property's period of significance is 1971 to 1974, spanning the property's year of construction to the end of the peak of Dodd's architecture career.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early Settlement and Development in the City of Sacramento

The Nisenan and Plains Miwok Indians inhabited what is presently-known as Sacramento before European settlement of California.³ In 1839, Swiss-colonist John Sutter received a Mexican Land Grant and established New Helvetia, later known as Sutter's Fort, as the first non-indigenous settlement in the region. In 1848, after the discovery of gold in the Sierra Nevada mountains and subsequent Gold Rush, John Sutter's son, John August Sutter Jr., commissioned the U.S. Army Corps of Topographical Engineers to survey and plat the land between the Sacramento River and the fort to capitalize on the exponential population increase in Sacramento. The plats were laid out in a grid, with streets lettered A-Z running north-south and streets numbered 1-31 running west-east. The subject property, located on X Street between 27th and 28th Streets, was included within the original Sacramento grid. Sacramento's population increased from 150 to 9,087 from 1848 to 1849, although most of the settlement centered around the river and West and Northwest sections of the city.⁴

For most of the nineteenth century, the area around the subject property was sparsely developed due to flooding issues. However, in the 1890s the neighborhood, which would become known as Newton Booth in 1921, was subdivided and the residential neighborhoods in Poverty Ridge and Oak Park to the west and east were developed. The development of Poverty Ridge and Oak Park

³ City of Sacramento, *Sacramento 2040 General Plan*, prepared by Dyett & Bhatia Urban & Regional Planners, Sacramento, CA, February 27, 2024, 4-2,

https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/General-Plan/2040-General-Plan/Adopted%202040%20General%20Plan_20240227.pdf.

⁴ City of Sacramento, "City-Wide Historic Context," in *Sacramento Historic District Plans*, Sacramento, CA, 19-21, <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Urban-Design/Preservation/Adopted-Historic-District-Plans/City-Wide-Historic-Context.pdf>.

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led to a streetcar line being developed on 28th Street, which led to an increase in development in Newton Booth in the early twentieth century.⁵ The tract the subject property is located on, the Las Palmas tract, was first advertised as eighteen lots for sale in December 1905 and was highlighted for its proximity to the streetcar line.⁶ While a mixture of architectural styles were present in the area, Craftsmen style houses were especially popular in the early 20th century.⁷ The first recorded dwelling at 2710 X Street was in the Sacramento City Directory in 1912.⁸ The property is recorded as the residence of Edwin A. Williams, an agent of the Southern Pacific Railroad. A 1915 Sanborn map of the subject property reveals that it included a one-story wood-framed dwelling. Four other lots on the block were also developed with similar sized residential dwellings, and development in the area slowly increased.⁹

Mid-Century City Redevelopment and Highway Construction

The rise of automobile use led to the end of the streetcar service in Sacramento in 1947 and slowed development in Newton Booth by 1949 as residents increasingly moved to newer suburban developments outside of the original city grid. 1950 and 1960 Sanborn maps show that the neighborhood remained largely residential, although commercial businesses began to dominate Broadway south of the subject property.¹⁰

In the 1960s, the Elvas Freeway was constructed between 29th and 30th Streets, northeast of the subject property, and Highway 50 was constructed between W and X Streets, directly to the north of the subject property.¹¹ These large infrastructure projects required demolition of many of the residential dwellings around the subject property, including all of those originally across X Street where the Highway 50 entrance is presently. The construction of the freeway transformed the nature of the residential neighborhood surrounding the subject property and cut it off from the rest of Newton Booth. The placement of the freeways through the segment of Newton Booth

⁵ City of Sacramento, "Newton Booth Historic District Plan," in *Sacramento Historic District Plans*, Sacramento, CA, 259, <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Urban-Design/Preservation/Adopted-Historic-District-Plans/HDP-Newton-Booth.pdf>.

⁶ "Las Palmas," *The Sacramento Star*, December 7, 1905, Newspapers.com.

⁷ City of Sacramento, "Newton Booth Historic District Plan," in *Sacramento Historic District Plans*, Sacramento, CA, 260, <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Urban-Design/Preservation/Adopted-Historic-District-Plans/HDP-Newton-Booth.pdf>.

⁸ Polk's Sacramento Directory Co. Publishers, *Sacramento Directory 1912*, Sacramento, CA, 1928, City Directories, 1822-1995 Collection, Ancestry.com.

⁹ *Sanborn Fire Insurance Map from Sacramento, Sacramento County, California*, Sanborn Map Company, 1915-DeVol. 2, 1915, Library of Congress, http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g00799191502.

¹⁰ *Sanborn Fire Insurance Map from Sacramento, Sacramento County, California*, Sanborn Map Company, 1915-DeVol. 2, 1950, Library of Congress, http://hdl.loc.gov/loc.gmd/g4364sm.g4364sm_g00799195002; *Sanborn Fire Insurance Map from Sacramento, Sacramento County, California*, Sanborn Map Company, California Volume Two 1915; Revised to 1960, 1960, Sacramento Public Library, ProQuest Digital Sanborn Maps, 1867-1970.

¹¹ City of Sacramento, "Newton Booth Historic District Plan," in *Sacramento Historic District Plans*, Sacramento, CA, 260, <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Urban-Design/Preservation/Adopted-Historic-District-Plans/HDP-Newton-Booth.pdf>.

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the subject property is located in coincides with areas the federal Home Owners' Loan Corp. (HOLC) graded C in 1938. The grades the HOLC gave out estimated the financial risk a bank would make by extending someone credit for a home loan in that area, and a grade of "C" was the second lowest grade an area could receive. Reasons an area would receive this grade included aging buildings and "detrimental influences," which included the presence of people of color living in the area.¹² Census records from 1950 indicate that the vast majority of property owners in the area around the subject property were owned by white homeowners, so the age of the buildings was likely the main contributor to why the highway was planned to run through Newton Booth.¹³

After its separation from the original city grid, the subject property became incorporated into the Highland Park neighborhood. Highland Park was also an early streetcar suburb, bounded by Broadway to the north and 2nd Avenue to the south, and Freeport Boulevard to Franklin Boulevard from west to east. Unlike streetcar suburbs in Sacramento such as Land Park, Curtis Park, and East Sacramento; Highland Park was racially integrated. This is largely due to restrictive housing covenants in the neighborhood expiring and not being consistently enforced.¹⁴ Highland Park was also given a "C" grade rating by HOLC in 1937, and was largely redeveloped from a residential neighborhood into a mixed-use neighborhood to accommodate new construction, such as the city's new Department of Motor Vehicles headquarters.¹⁵ It is likely that redevelopment in Highland Park was related to both age of the buildings and the presence of people of color in the area. Today, Highland Park is now considered part of the Curtis Park neighborhood located to its immediate south, which was developed similarly as a residential streetcar suburb during the late-nineteenth and early-twentieth centuries, but which had strictly enforced racially restrictive covenants.¹⁶

Redevelopment of 2710 X Street by James C. Dodd

In 1968, the subject property was advertised in local newspaper *The Sacramento Bee* as for sale and advertised as a commercially zoned property.¹⁷ In January 1971, the property was purchased by architect James C. Dodd, the first licensed Black architect in Sacramento. By January 13, 1971, Dodd received a permit for demolition of the existing residential building. The permit states that the building was condemned by "Community Improvement," indicating that the residential building was in poor condition when sold. Aerial photographs of the property indicate that the residence was demolished by March 1971. In May, Dodd became co-owner of the

¹² City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 26.

¹³ Bureau of the Census, 1950 United States Federal Census, April 25, 1950, 1950 United States Federal Census Collection, Ancestry.com, <https://www.ancestry.com/discoveryui-content/view/262595783:62308>.

¹⁴ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 27.

¹⁵ Dan Murphy, *Images of America: Sacramento's Curtis Park* (Charleston: Arcadia Publishing, 2005), 8.

¹⁶ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 21, 23-24.

¹⁷ "145 Commercial Lots and Sites - For Sale," *The Sacramento Bee*, January 27, 1968, Newspapers.com.

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property with Albert H. Hollis, a Black realtor who has been described as “perhaps the first Black turn-key developer in the state of California.”¹⁸ On June 8, 1971, Dodd and Hollis were issued a building permit to construct a two-story office building, and Dodd was listed as both the architect and the contractor. By the end of 1971, Dodd had constructed a two-story, 3,025 square foot office building to house both his and Hollis’s business operations.¹⁹ According to Dodd’s architectural plans, his architectural offices were located on the second floor.²⁰

2710 X Street has served as offices since its construction by Dodd in 1971. Alongside Dodd’s own architectural practice, the subject property housed Al Hollis’s real estate business, occasional Dodd collaborator Wesley Witt’s architectural practice, attorney offices, computer consultant businesses, and various other small professional businesses. After Dodd and Hollis sold the building in 1997 to chiropractor Joan Reynolds, the building was named the Crossroads building after Reynold’s chiropractor practice.²¹ From 1997 to the present the building has generally housed various physical and mental health practices. Sometime between September 2007 and October 2011 the original storefront windows were removed and replaced by vertical tongue-in-groove wood siding and four transom windows. As of 2022, the building is owned by Multibox LLC, who run the public relations consulting firm Paschal Roth.²² To see a full list of the subject property’s owners, see **Table 1** below.

¹⁸ “Elderly Citizens Project,” *The Sacramento Observer*, November 27, 1969, Sacramento Observer (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest.; The statement that Hollis may be the first Black turn-key developer in California is stated in the above newspaper article and unable to be confirmed at this time.

¹⁹ City of Sacramento, “Permit No.: H-1834,” June 8, 1971, Sacramento, CA, City of Sacramento Record Library, <https://records.cityofsacramento.org/>; City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 82.; City of Sacramento, “Permit No.: W-5414,” January 13, 1971, Sacramento, CA, City of Sacramento Record Library, <https://records.cityofsacramento.org/>; “Flight CAS-3069,” 1: 12,000, Sacramento, CA, March 1, 1971, Cartwright Aerial Surveys Collection, University of California, Santa Barbara Library, Santa Barbara, California, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; “Real Estate By Computer,” *The Sacramento Observer*, February 26, 1970, Sacramento Observer (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest.

²⁰ James C. Dodd, “Dodd + Hollis Office Building Architectural Plans,” May 7, 1971, City of Sacramento Public Records, Sacramento, California.

²¹ Sacramento County Assessor’s Office, “Owner Information Report: 2710 X Street,” October 7, 2024, Sacramento, California.; Haines & Company Inc., *Haines 1998-1999 Sacramento, California City and Suburban Directory*, Union City, California, 1999, CSU Sacramento Library, Sacramento, California.

²² Sacramento County Assessor’s Office, “Owner Information Report: 2710 X Street,” October 7, 2024, Sacramento, California.

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Table 1. Ownership Table

Year(s)	Name	Source
1915-1921	N/A	
1921-1924	James A. Bell	City of Sacramento Record Library
1925-1926	N/A	
1927-1959	Frank Bordisso	1927-1959 Sacramento City Directories
1960-1963	N/A	
1964	Bill Wright	<i>The Sacramento Bee</i>
1965-1970	N/A	
1971-1997	James C. Dodd & Albert H. Hollis	Sacramento County Assessor's Office
1997-2014	Joan C. Reynolds	Sacramento County Assessor's Office
2014-2022	Joan C. Reynolds Living Trust	Sacramento County Assessor's Office
2022-Present	Multibox LLC	Sacramento County Assessor's Office

Sacramento's African American Professional Employment and Business History

A few Black professionals and Black businesses existed in Sacramento prior to World War II despite Black people primarily occupying low-paying service and labor positions due to racist hiring practices and limited employment options. In the late-nineteenth century and early-twentieth centuries, some Black Sacramentans held positions in the medical, law, secretarial, and educational fields, and some owned businesses as well. Businesses included barbershops, stores, and restaurants, and all had to rely primarily on white or other ethnic minority customer bases due to the small size of Sacramento's Black community prior to World War II. Most of these businesses were concentrated in the West End, which was the primary neighborhood where Black, ethnic minority, and low-income people lived in Sacramento.²³ The few Black businesses that were located outside of the West End before World War II were in neighborhoods without racial housing covenants, such as Del Paso Heights, or in which covenants were not uniformly enforced, such as Oak Park, Richmond Grove, and Highland Park. No known Black architects practiced in Sacramento prior to the 1950s when James Dodd settled in the city.

The Second Great Migration during and after World War II brought over 250,000 Black men and women to California, and Sacramento was the city that received the fifth highest number of migrants. Many of these migrants found work in defense-related industries, but an increasing

²³ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 48-51.

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number of Black professionals settled in the city and founded their own independent businesses. Many of these young professionals, such as lawyer Nathaniel Colley and dentist Arthur R. Trent, became involved in Sacramento's NAACP and the fight for racial equality in the city.²⁴

Sacramento's NAACP was originally founded in 1916 by Reverend Thomas Allen Harvey of the Kyles Temple African Methodist Episcopal (AME) Zion Church, and it was one of the earliest NAACP branches opened on the West Coast. The NAACP, in tandem with Black churches, were the most prominent and effective organizations in Sacramento to combat discrimination against African Americans during the early twentieth century. Sacramento's NAACP branch temporarily closed in 1930 due to declining membership likely caused by the Great Depression, but the influx of Southern migrants during the Second Great Migration, especially young professionals like Colley, reinvigorated and strengthened the NAACP in the city.²⁵ Overall, "The infusion of Sacramento's new class of Black professionals during and after World War II [propelled] the African American community forward, providing essential services to which members had previously been barred and lending their voices to fight for more rights that opened up even more opportunities to Black individuals..."²⁶ The 1960s and 1970s saw continued legal challenges to employment discrimination in Sacramento, which led to more Black professionals occupying previously inaccessible fields. After World War II, Oak Park and Del Paso Heights became the main centers of Black businesses in Sacramento.²⁷

International Style Architecture

Dodd's new office building at 2710 X Street was constructed in the International Style. The International Style originated at the Bauhaus in Germany after World War I. International style was named such as the creators sought to design a brand new architectural style that "rejected historical precedence in terms of architectural style that was not tied to a single country."²⁸ The Bauhaus movement spread across Europe before being introduced to the United States at a 1932 exhibition at New York's Metropolitan Museum of Art. The exhibition, entitled *Modern Architecture: International Exhibition*, and an accompanying book by co-creators Henry Russell Hitchcock and Philip Johnson, a well-known architectural historian and architect respectively, identified three principles common to International buildings; volume, regularity, and avoiding the application of ornament.²⁹ Additionally, Bauhaus architects Walter Gropius and Mies van

²⁴ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, 2022, CA, 56.

²⁵ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 98-99.

²⁶ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 58.

²⁷ City of Sacramento, *Sacramento African American Experience Project: Historic Context Statement* by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 66.

²⁸ City of Sacramento, *Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results*, by GEI Consultants and Mead & Hunt, Sacramento, CA, September 2017, 3-7.

²⁹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 617.

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der Rohe fled from Nazi Germany to the United States in the 1930s and obtained positions in architecture schools at Harvard and Chicago IIT, which furthered the application of the International Style in the United States.³⁰

A major architectural innovation that allowed the International style to exist and evolve was the freeing of exterior walls from structural demands by utilizing light-weight, often metal, structural skeletons. This allowed architects to shape the volume around the structural frame as they pleased. Cantilevered projections of sections of roof, balconies, and second stories became a popular way to experiment with volume and were common on the West Coast. Simple, often metal-framed, casement windows were also often used and placed flush with the façade and grouped in horizontal ribbons or as picture windows.³¹ The International style was also influenced by the Contemporary style's use of natural materials, such as wood, stone, brick, and concrete, after World War II and entered a middle period of development that utilized these materials and glass windows more often.³² While surfaces were often clad in one material, primarily stucco, in the 1920s and 1930s, post-World War II International style buildings began utilizing smooth board and plywood cladding. Influential architect Marcel Breuer also began incorporating "picturesque brick or stone wall[s]," to International style buildings.³³ From 1950 to 1970, glass became increasingly popular as a cladding material for International style buildings and dominated International style commercial buildings.

Typical characteristics of International style buildings include flat rooflines, rectangular, block-like massing with square corners, asymmetrical yet balanced facades, often concrete or steel structural systems that emphasize form and function, and horizontal bands of flush windows. The windows are often constructed as glass curtain walls or floor-to ceiling windows, and doors are often fully glazed as well.³⁴ While smooth, uniform stucco siding is common, later buildings of this style also utilize wood paneling and have minimal forms of ornamentation in the form of patterned stone walls as previously mentioned.³⁵

³⁰ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 621.

³¹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 617-618.

³² Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 629.

³³ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 618.

³⁴ City of Sacramento, *Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results*, by GEI Consultants and Mead & Hunt, Sacramento, CA, September 2017, 3-7.

³⁵ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2022), 618.

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Architect Biography: James C. Dodd, AIA

Early Life

The architect and original owner of the present building at 2710 X Street was James Charles Dodd, the first licensed Black architect and a prominent modernist architect in Sacramento. James C. Dodd was born in Texarkana, Texas on January 17, 1923, to Richard Dodd and Pearl Smith. Dodd stated that at a young age he wanted to be an architect, but in high school he planned to enroll in journalism school when he graduated at the suggestion of guidance counselors. He moved in with relatives in Chicago during the summer of 1943 to prepare to attend the University of Wisconsin for journalism but was drafted into the military instead. He initially enlisted in the Army Air Corps to become a pilot, but was subsequently sent to Fort Benning, Georgia to a segregated army unit.³⁶ Dodd entered officer school and became a rifle platoon leader, and although his unit never saw combat, they were assigned to the 31st Infantry in the South Pacific, an all-white unit from Mississippi, and he did quartermaster and military police work there for about a year.

Education at UC Berkeley

Dodd moved to Oakland, California after his discharge and moved in with relatives there, who were some of the hundreds of thousands of Southern African Americans who moved to California after World War II. Dodd did inventory and supply handling for the Navy as a civilian there but decided during this job that he wanted to pursue being an architect again. Using his G.I. Bill, Dodd enrolled in the University of California, Berkeley's architecture school while he lived in Oakland. During his senior year, Dodd worked as a carpenter and designer for architects in the Bay Area.³⁷ He also engaged in some civil rights advocacy, writing an opinion piece in *The Berkeley Gazette* in April 1952 about how segregation on UC Berkeley's campus harmed Black students.³⁸

During Dodd's time at UC Berkeley he met his future wife Constance "Connie" Curry, and in 1949, Dodd and Curry had their daughter Florenda.³⁹ In 1952, Dodd earned his Bachelor of Arts in Architecture. From May to August of 1953, Dodd worked as a designer for Bay Area Mid-Century Modern architect Irwin Johnson, who designed the Kolb House, San Leandro City Hall, and the Salvation Army Building in downtown Oakland and was identified as a significant Mid-Century Modern architect in the Bay Area by the Oakland Cultural Heritage Survey organization.⁴⁰ Johnson's Mid-Century Modern style likely influenced Dodd's personal design

³⁶ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

³⁷ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselor's Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

³⁸ "Personal Opinion," *The Berkeley Gazette*, April 10, 1952, Newspapers.com.

³⁹ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 4.

⁴⁰ "The American Institute of Architects Application for Membership: James C. Dodd," November 2, 1959, The American Institute of Architects Archives, Washington D.C.; Richard Brennaman, "Oakland Villages Offers a

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sensibilities, as many of the projects he worked on, including the subject property, were Mid-Century Modern or Mid-Century Modern inspired designs. In August 1953, Dodd was hired as a designer at the California State Division of Architecture and he and his family moved to Sacramento.⁴¹ Dodd and his family settled in a house on X and 13th Street in Richmond Grove, a racially integrated neighborhood in Sacramento. After moving to Sacramento, Dodd became the first known licensed Black architect in the city.

Early Career, 1953-1967

Dodd's early career exhibited his ties to Sacramento's Black community and the integral role it played in his early architectural practice, as well as his interest in housing and public works projects, especially educational facilities. Dodd stated in 1969 that he enjoyed the challenge of designing housing and educational facilities, and that "the real needs of human beings can be solved. The need for viable, imaginative facilities is so great."⁴² This passion and his thoughtful and people-centered design philosophy seems to have been cultivated early in his career. Dodd's first solo project was the construction of an apartment building at 2618 28th Street (extant) in Highland Park in 1955, which Dodd constructed with business partner Elbert E. Mitchell, who was an African American businessman. Dodd's daughter Florenda later described the building as one of the first apartment buildings built in the city with families in mind and one of the projects Dodd was most proud of.⁴³ The Dodds moved to this apartment complex in 1958 during the construction of Highway 50 along X Street, which demolished their Richmond Grove residence.⁴⁴

In September 1956, Dodd was hired as an architect for Sacramento architecture firm Barovetto & Thomas. Barovetto & Thomas was an architecture firm that was active from 1946 to about 1970, and were especially notable for designing schools in the greater Sacramento and Central Valley region. According to the obituary for co-founder Silvio Barovetto, Barovetto hired several young leading Sacramento architects for their first jobs out of school, indicating that the firm provided

Glimpse of the Past," *The Berkeley Daily Planet*, December 17, 2004, <https://www.berkeleydailyplanet.com/issue/2004-12-17/article/20306>.

⁴¹ "The American Institute of Architects Application for Membership: James C. Dodd," November 2, 1959, The American Institute of Architects Archives, Washington D.C.

⁴² Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

⁴³ "City Building Permit Total Hits \$658,072," *The Sacramento Bee*, July 9, 1955, Newspapers.com.; Bureau of the Census, 1950 United States Federal Census, May 21, 1950, 1950 United States Federal Census Collection, Ancestry.com, <https://www.ancestry.com/discoveryui-content/view/263752741:62308>. Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

⁴⁴ Polk's Sacramento Directory Co. Publishers, *Sacramento Directory 1955*, Sacramento, CA, 1955, City Directories, 1822-1995 Collection, Ancestry.com.; "City Building Permit Total Hits \$658,072," *The Sacramento Bee*, July 9, 1955, Newspapers.com.; Polk's Sacramento Directory Co. Publishers, *Sacramento Directory 1957*, Sacramento, CA, 1957, City Directories, 1822-1995 Collection, Ancestry.com.

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work and mentorship to many young professionals in the field.⁴⁵ The firm was also awarded by the NAACP for fair employment practices in 1960, indicating that the African American community recognized the firm for its hiring of Dodd and possibly other minority architects.⁴⁶ With mentorship provided from Barovetto & Thomas, especially in the realm of school design, Dodd grew his own architectural skills and in 1960, formed his own architectural practice, James C. Dodd & Associates, out of his family's apartment in Highland Park. Dodd designed and built a new home for himself at 1860 60th Street in Meadowview (extant) in 1961. Between 1961 and 1965, Dodd worked out of his home in Meadowview, and from 1965 to 1971 he worked out of a modest office building at 2741 Fruitridge Road in South Sacramento (extant).⁴⁷

Shiloh Baptist Church

Shiloh Baptist Church at 3552 7th Street (extant) was Dodd's first major independent architectural commission in 1958. Shiloh Baptist Church is the second oldest Black church congregation in Sacramento and was forced to move from the building it occupied in the West End to Oak Park due to redevelopment in the 1950s. The church, like many African American residents in Sacramento, moved to Oak Park due to the lack of racially restrictive housing covenants. Dodd designed the church after being approached by Pastor Willie Cooke, an influential figure in Sacramento's Black community, and the property still presently houses the Shiloh Baptist Church congregation.⁴⁸ The church is one of Dodd's most striking Mid-Century Modern style projects, characterized by its dramatic geometric form, up-angled rooflines, horizontal bands of glass, and open interiors.⁴⁹ Dodd's early support from the African American community is notable, as Black architects who were contemporaries of Dodd have noted how Black architects often struggled due to a lack of professional networks and connections that resulted in commissioned work.⁵⁰ However, Dodd had connections to Sacramento's Black community as not just a community member, but also an active NAACP member. Cooke, also an active NAACP member, likely knew of Dodd through the organization. The property is listed on the NRHP not only due to its associations with the second oldest and one of the most prominent African American church congregations in Sacramento, but also for being one of the most significant examples of Mid-Century Modern religious architecture designed by Dodd (See Figure 11).

⁴⁵ Walt Wiley, "Silvio Barovetto designed dozens of area landmarks," *The Sacramento Bee*, October 17, 1996, Newspapers.com.

⁴⁶ "Barovetto & Thomas," SacMod, accessed October 25, 2024, <https://sacmod.org/barovetto-thomas/>; "Capitol NAACP Will Honor Mosk, Others," *The Sacramento Bee*, February 11, 1960, Newspapers.com.

⁴⁷ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.; "Architect Moves," *The Sacramento Union*, March 18, 1965.

⁴⁸ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 176.

⁴⁹ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 172.

⁵⁰ Todd Stein, "State: High-profile projects elude many black architects," *The Sacramento Bee*, July 21, 1991, Newspapers.com.

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Kyles Temple African Methodist Episcopal Zion Church

Dodd also appears to have contributed to the design of Kyles Temple AME Zion Church (extant) at 2940 42nd Street in Oak Park, which is another one of Sacramento's oldest and most prominent Black churches. Dodd was not the official architect on the 1964 project, but church congregants reported in oral histories that he participated in the construction and design process with Sacramento master architect Whitson W. Cox of the firm Cox & Liske (now Lionakis). The church, designed in a Mid-Century Modern style, features a steeply sloped triangular roof on the primary façade with large diamond-shaped front glass sections extending from the roofline to the ground. Congregants credit Dodd with the design of this integral part of the church, and Cox's original plans show a completely different design for the primary façade, corroborating their accounts. Kyles Temple is currently listed on the Sacramento Register for its associations with the historic Black congregation, its associations with lead architect and prominent Sacramento modernist Cox, and Dodd's contributions to the project.⁵¹ Dodd's early work with esteemed white architect Cox shows the level to which Dodd was also respected by other prominent white architects in the city and the level to which he was connected within Sacramento's architecture community. In 1963, the year before Kyles Temple was built, Dodd also served as Vice President of the Central Valley Chapter of the American Institute of Architects (AIA), which further cemented his establishment and recognition among an architecture profession that was majority white.⁵²

Wilmer & Edwina Leon House and Nathaniel Colley & Associates Law Offices

In 1961, Dodd built his own Contemporary Style home in Meadowview at 1820 60th Street in 1961. From 1962 to 1963, Dodd designed a modernist Contemporary style house at 6390 South Land Park Drive (extant) for Wilmer and Edwina Leon, two influential African American community leaders who were involved in local chapters of organizations such as the NAACP, the Urban League, and the Negro Women's Civic Improvement Club (NWCIC) among others.⁵³ In 1967, Dodd was commissioned to design lawyer Nathaniel Colley's law offices at 1810 S Street (extant) in Richmond Grove. Nathaniel Colley was the undisputed leader of Sacramento's African American community and a local, state, and national leader in the fight against housing discrimination. Dodd designed Colley's office in a modernist commercial style, which is characterized by its concrete block construction that features raised patterning, including Dodd's signature geometric pattern imprinted on the walls.⁵⁴ Colley's office is listed on the Sacramento Register and the Leon House has been determined eligible for listing on the Sacramento

⁵¹ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 399-400, 409.

⁵² "Central Valley Architects Elect New Officers," *The Sacramento Bee*. January 10, 1963, Newspapers.com.

⁵³ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 95.

⁵⁴ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 250-252.

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Register, both for their associations with prominent members of Sacramento's African American community and their association with Dodd.⁵⁵

The majority of Dodd's early projects in the 1960s came from Black community leaders, professionals, and Black churches. Such support was an essential factor in the growth of his own architectural practice and shows the close ties between African American community members in Sacramento at the time. Dodd himself was an active member of Sacramento's NAACP chapter, serving as Director in 1963 and consistently participating in speaking engagements and outreach efforts in Sacramento and Northern California throughout the Civil Rights Movement of the 1960s.⁵⁶ In 1964, Dodd served on a Sacramento City School District committee to explore segregation in Sacramento's schools, and in 1968, Dodd co-founded the Urban League Ten Plus Inc., an offshoot of the NWCIC's Oak Park community betterment programming.⁵⁷ Both the Leon's and Colley had close ties with these organizations as well, which is likely how they knew of each other and knew of Dodd's architectural practice. In 1965, Dodd was also listed as the only Black architect in *The Sacramento Observer's* Black professionals directory, further showcasing the support Dodd received from local community organizations.⁵⁸ Dodd's partnerships with the Black community and dedication to fighting racial discrimination remained an important part of his work throughout his career.

Early Work in Educational Facility Design and Education Commissions

While Dodd likely designed educational facilities at his previous position as an architect for Barovetto & Thomas, he designed educational facilities and engaged in education policy in his solo practice in the 1960s too. Due to private patronage within the Black community being limited and private patronage within the larger white community being absent, public patronage projects were likely essential in securing Dodd's long-term professional and economic success in his early career. Schools that Dodd worked on in this time period included the Bowman School (extant) in Auburn, California in 1964, the Morey Avenue School (extant) in North Sacramento in 1967, and the Jackson School (extant) in El Dorado Hills, California in 1967. All of these schools feature concrete construction, large Mid-Century modern geometric forms, and represent

⁵⁵ "Former Office Of Groundbreaking African American Attorney Recognized As Sacramento Historic Landmark," *Sacramento City Express*, October 28, 2020, <https://sacramentocityexpress.com/2020/10/28/former-office-of-groundbreaking-african-american-attorney-recognized-as-sacramento-historic-landmark/>; City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 93.

⁵⁶ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 63.

⁵⁷ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 63.; "Ten Plus Is A Unique Program," *The Sacramento Observer*, November 14, 1968, *Sacramento Observer* (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest, California State Library, Sacramento, California.

⁵⁸ "Sacramento's Negro Directory 1965: The People In Business," *The Sacramento Observer*, 1965, Sacramento Room Ephemera, Sacramento Room Digital Collections, <https://sacroom.contentdm.oclc.org/digital/collection/p15248coll3/id/9148/rec/3>.

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early examples of Dodd's passion for designing educational buildings. As previously stated, Dodd believed that educational facilities required imaginative design to meet the needs of the people using them.⁵⁹ In 1969, Dodd gave an example of imaginative ways he designed schools for children's needs, stating that "Why some kids have never seen themselves in a mirror. They don't know what they look like. I've put full-length mirrors in schools so a kid can take a look and 'see who the heck I am.'"⁶⁰ Dodd's attention to the needs of his clients in his designs remained a focal point of his architectural practice throughout his career. Ronald Carissimi, an architect who collaborated with Dodd, stated in Dodd's obituary that "I think Jim listened very well to his clients, and he had an excellent attention to detail," showing part of Dodd's professional success stemmed from his consistent understanding of the needs of his clients in many different contexts and project types.⁶¹

In the 1960s, Dodd dedicated a considerable amount of time to civic and public affairs organizations and committees, centered on public education concerns, in addition to his growing architectural practice. Dodd explained his interest in participating in civic affairs in a 1969 profile on him in *The Sacramento Bee*, stating that "Civic affairs...are a part of citizenship - or maybe this human dignity thing we're always talking about. It's hard to say. Civic affairs is what makes your life meaningful, I think."⁶² Dodd was especially passionate about education, not only acting as a committee member to Sacramento Unified School District's investigation into segregation but running for the school board in 1966, acting as Chairman of the Drop-Out Committee of the Community Welfare Council in Sacramento in 1969, and being appointed by Governor Ronald Reagan to the Board of Governors for the California Community Colleges

⁵⁹ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.; Google Maps, "Bowman Charter School," Google, February 2020, https://www.google.com/maps/@38.934887,-121.0552505,3a,42.8y,279.13h,93.26t/data=!3m6!1e1!3m4!1smaaOt8JAoZdVReB-vk102w!2e0!7i16384!8i8192?coh=205409&entry=tту&g_ep=EgoyMDI0MTAyMi4wIKXMDSOASAFQAw%3D%3D; Google Maps, "Morey Avenue Early Childhood Development," Google, February 2022, https://www.google.com/maps/@38.6347725,-121.4648952,3a,32.9y,9.07h,90.19t/data=!3m6!1e1!3m4!1skWi_AyRVtUOBSTLWs17lQg!2e0!7i16384!8i8192?coh=205409&entry=tту&g_ep=EgoyMDI0MTAyMi4wIKXMDSOASAFQAw%3D%3D; Google Maps, "Jackson Elementary School," August 2024, Google, https://www.google.com/maps/@38.7033822,-121.0800591,3a,43y,285.88h,94.79t/data=!3m7!1e1!3m5!1sAwh34D7VG4WdwScg56IgnQ!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DAwh34D7VG4WdwScg56IgnQ%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D247.60954%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192?coh=205409&entry=tту&g_ep=EgoyMDI0MTAyMi4wIKXMDSOASAFQAw%3D%3D.

⁶⁰ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

⁶¹ Yvonne Chiu, "James C. Dodd Sr., pioneering black architect in capital," *The Sacramento Bee*, February 10, 1999, Newspapers.com.

⁶² Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

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from 1968 to 1972.⁶³ Dodd connected his interest in the policy side of education to his architecture practice, stating that “In school design...I try to build the building to fit the program, to meet the actual needs that exist. On the board and the [Board of Governors] I’ve discovered other ways to do that.”⁶⁴ While working on the Board of Governors, Dodd devised a selection system for architects for new construction at community colleges.⁶⁵

Mid-Career, 1968-1974

St. Johns Apartments in Richmond, California

Dodd also expanded his work into affordable housing construction in the late 1960s, which became one of his most prolific areas of work. In 1968, Dodd began working as the lead architect on the first federally-supplemented rental housing project by the Federal Housing Authority (FHA) approved in Northern California, making Dodd the first architect in Northern California to design an FHA rent supplement project.⁶⁶ The project, located in Richmond, California, was also sponsored by St. John’s Missionary Baptist Church, the second oldest Black church in Richmond, marking another project spearheaded by Black community leaders with Dodd as their chosen architect.⁶⁷ The 158-unit St. John’s Apartments (extant) were designed by Dodd with families in mind, the apartments ranging in size from studios to three bedrooms (See Figure 13). When designing affordable housing projects, Dodd stated that “It’s here you learn that the rich man’s luxury is the poor man’s necessity. The rich man doesn’t need that extra bedroom or that patio...But the bedroom is important to the poor man.”⁶⁸ Dodd advocated and carried out this philosophy of thoughtful design for low-income individuals throughout his career.

Sacramento Convention Center

Dodd’s period of peak productivity in his career began in 1968 with his involvement in the construction of the Sacramento Convention Center (partially extant) situated on J Street between 13th and 15th Streets. The Convention Center, previously known as the Sacramento-Earl Warren Community Center and presently known as the SAFE Credit Union Convention Center, was a

⁶³ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, 2022, 63.; “The American Institute of Architects Application for College of Fellows: James C. Dodd,” October 14, 1980, The American Institute of Architects Archives, Washington D.C.

⁶⁴ Curtis Burau, “Architect James Dodd Is Glad He Ignored Counselors Advice,” *The Sacramento Bee*, March 30, 1969, Newspapers.com.

⁶⁵ “The American Institute of Architects Application for College of Fellows: James C. Dodd,” October 14, 1980, The American Institute of Architects Archives, Washington D.C.

⁶⁶ “New Apartment Complex For Richmond,” *The Independent*, July 30, 1969, Newspapers.com.

⁶⁷ “Our History,” St. John Missionary Baptist Church, accessed October 23, 2024, <https://www.sjmbc.org/about-us/>.

⁶⁸ Curtis Burau, “Architect James Dodd Is Glad He Ignored Counselors Advice,” *The Sacramento Bee*, March 30, 1969, Newspapers.com.

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collaborative project between four local architecture firms; Angello-Vitiello & Associates; Barovetto, Carissimi & Rohrer; Koblik, Cordoba, Gervin & Associates; and James C. Dodd & Associates. The group formed the Sacramento Architects Collaborative (SAC) in 1968 to develop plans for a new Convention Center in Sacramento. The other three firms in SAC were white-majority firms, one of which, Barovetto, Carissimi & Rohrer, Dodd had professional ties with due to previous work experience as an employee under Barovetto. Dodd participated in the development of research, summary, findings, and recommendations for presentations to city council for the \$20 million project from 1968 to 1971, and served as construction administrator for the project from 1971 to 1974. Dodd stated that he hoped the complex would contribute to the cultural future of the city, explaining in a 1969 interview in Sacramento's main Black newspaper, *The Sacramento Observer*, that

"One thing that is often overlooked about a city is that it is a live thing... There is no such thing as a static, urban environment. A city has a heart like a living thing. The viability of that heart determines the future of the city. This complex is an attempt to revive that heart."⁶⁹

While Dodd did not serve as the primary architect on the project, his contributions were essential to the development and completion of this significant project in Sacramento's cultural history, and this project likely gave him more notoriety in Sacramento and the Northern California architecture community. The convention center, which included a theater (extant, modified) and exhibition hall (partially extant), helped revitalize the K Street pedestrian mall area of Sacramento during the 1970s and brought new cultural events to the city.⁷⁰ His contribution to this project exhibits how Dodd used his professional connections with white architects to participate in high-level projects that many Black architects did not have access to individually during his lifetime. In 1974, Dodd and the architectural team won design awards from the Central Valley Chapter of the AIA for the "monumental project."⁷¹ The modernist façade of the exhibition hall, which features concrete construction, geometric lines and forms, and prominent geometric metal detailing, remains a central piece of the convention center and Sacramento's highly trafficked K Street pedestrian mall area today (See Figure 16).⁷² Dodd also constructed the subject property in 1971, during the construction of the Sacramento Convention Center, meaning that the Convention Center project was in part realized at Dodd's new offices at the subject property.

The Herold Wing of the Crocker Art Museum

⁶⁹ "Dodd Aids In Designs For Downtown," *The Sacramento Observer*, October 30, 1969, Sacramento Observer (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest.

⁷⁰ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.

⁷¹ "...Known By Their Works," *The Sacramento Bee*, November 24, 1974, Newspapers.com.

⁷² Google Maps. "SAFE Credit Union Convention Center," Google, October 2022, https://www.google.com/maps/@38.5789047,-121.4878706,3a,75y,195.61h,98.1t/data=!3m6!1e1!3m4!1s3lx17EZPs0ht_YbPXbxppA!2e0!7i16384!8i8192?coh=205409&entry=tту&g_ep=EgoyMDI0MTAyMi4wIKXMDSoASAFQAw%3D%3D.

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The Convention Center was not Dodd's only work that contributed to Sacramento's cultural identity during this time. In 1969, Dodd partnered with Bob McCabe and Whitson Cox of Cox & Liske to design and build the Herold Wing (non-extant) of the Crocker Art Museum, which was an integral institution in Sacramento's arts and culture scene. The original Crocker Art Museum building was a nineteenth-century Victorian, and to expand the museum's exhibition space, the museum raised money to construct the Herold Wing addition. Dodd not only was hired alongside his team members to design the concrete, Brutalist building, but he did the work pro-bono.⁷³ Dodd stated in 1991 in a newspaper article on the struggles of Black architects that many young Black architects go bankrupt taking on large projects pro-bono just to try to design a notable enough project to grow their practice. It is possible Dodd did this pro-bono work to not only contribute to Sacramento's art scene, but to further get his foot in the door in a white majority profession.⁷⁴

Kennedy Estates, Shiloh Arms, and the Oak Park Elderly Housing Complex

Dodd increasingly designed affordable housing projects in the late 1960s, 1970s, and early 1980s while working on the St. John's Apartments project. In 1969, Dodd began designing the 100-unit Kennedy Estates at 6501 Elder Creek Road in South Sacramento (extant), the first FHA supplemented rental housing project in Sacramento. The Kennedy Estates project was reported to be a victory in the War on Poverty in Sacramento, and Dodd stated that they decided in the planning stage that not all of the units would be affordable housing so low-income people would not feel isolated and stigmatized.⁷⁵ The complex was also opposed by some due to concerns it would create too big of a concentration of people of color, as most of the low-income people it anticipated to serve were minorities. O.H. Canton, president of the Federation of Neighborhood Organizations and a Black man, pushed back against this and claimed those who opposed the project were trying to deny good housing to people on the account of race, and that low-income housing was often discouraged in white areas still.⁷⁶ In 1969, Dodd also began working on an 18-unit affordable housing complex for elderly people in Oak Park at 2845 37th Street (extant) from 1969 to 1970. Dodd worked with Al Hollis, the co-owner of the subject property, on the Oak Park housing project, and Hollis stated in an interview that their goal for the project was to help develop Oak Park into a more viable, thriving community.⁷⁷ In 1970, he was approached once again by Pastor Willie Cooke from Shiloh Baptist Church to construct Shiloh Arms, an affordable housing complex at 4009 23rd Avenue in Oak Park (extant). Cooke partnered with the NWCIC to build the complex to provide the Black community an affordable housing option after

⁷³ "Crocker Group Will Pay Honor To Major Donors," *The Sacramento Bee*, August 10, 1969, Newspapers.com.

⁷⁴ Tod Stein, "State: Few blacks train to be architects," *The Sacramento Bee*, July 21, 1991, Newspapers.com.

⁷⁵ George Williams, "Kennedy Estates: Poverty War Shows Results," *The Sacramento Bee*, March 29, 1970, Newspapers.com.; "Dodd Aids In Designs For Downtown," *The Sacramento Observer*, October 30, 1969, Sacramento Observer (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest.

⁷⁶ "Kennedy Estates: Poverty War Shows Results," *The Sacramento Bee*, March 29, 1970, Newspapers.com.

⁷⁷ "Elderly Citizens Project," *The Sacramento Observer*, November 27, 1969, Sacramento Observer (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest.

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their displacement from the West End.⁷⁸ Dodd's work on the Kennedy Estates, Shiloh Arms, and the Oak Park Elderly Housing Complex once again highlights how many of Dodd's projects were the result of connections with prominent Black community members and were for the benefit of low-income people, especially people of color since they were situated in primarily African American neighborhoods.

2710 X Street, James C. Dodd & Associates Offices

In 1971, Dodd bought and constructed the subject property at 2710 X Street as discussed above. Dodd's construction of his own International Style office building signified not only how he had successfully established himself as an architect in Sacramento, and his design philosophy, but also his ambitions to continue his practice by creating a permeant space for it. Dodd completed some of the work done for the Sacramento Convention Center and the remainder of his architectural commissions in the subject property until his retirement in 1996.

Sacramento High School Remodel

Another one of Dodd's high-profile projects in the 1970s was the remodel of Sacramento High School from 1973 to 1978. Sacramento High School is the second oldest high school west of the Mississippi, originally founded in 1856 and was relocated to its current location in Oak Park in 1924.⁷⁹ Sacramento High School served children primarily in the Oak Park area and was an important community fixture. In 1973, Dodd was hired as lead architect to completely rebuild the school due to it not meeting earthquake safety requirements, resulting in the demolition of the historic red brick two-story buildings and prominent clock tower. Dodd recommended during the planning stages of the project to save the clock tower for its historic and aesthetic qualities. The clock tower remains extant today, indicating that Dodd's plans were accepted.⁸⁰ Dodd designed and expanded Sacramento High's campus, designing some of the new buildings in red brick, emulating the materials of the historic school buildings, and designing some in a Mid-Century Modern style with simple geometric forms and smooth unadorned walls. The Sacramento High School remodel impacted hundreds of students and was awarded a design award from the Central Valley Chapter of the AIA in 1978. Dodd collaborated with architectural firms Angello-Vitiello-Niyya-Ryan Inc. and Reid & Tarics on the project but acted as lead architect.⁸¹

Colonel Allensworth Historic State Park

In 1974, Dodd began his last high-profile civic project for the Black community when he served as a project consultant architect for the renovation of historic Colonel Allensworth State Park. Allensworth was founded by five Black men, including formerly enslaved Allen Allensworth, as

⁷⁸ City of Sacramento. Sacramento African American Experience Project: Historic Context Statement, by Page & Turnbull with Damany M. Fisher. Sacramento, CA, 2022, 109.

⁷⁹ "Sac High History," St. Hope Sac High," accessed October 25, 2024, <https://www.sthope.org/pod/sac-high-history>.

⁸⁰ "Sacramento High Tower Faces Wrecking-Ball Fate," *The Sacramento Bee*, May 24, 1973, Newspapers.com.

⁸¹ "Design Awards...Architects Receive Recognition," *The Sacramento Bee*, November 19, 1978, Newspapers.com.

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a rural farming community for African Americans moving to California to escape discrimination in the South in 1908 in Tulare, County.⁸² As the only town fully founded by Black people in California's history, the state began to renovate and rebuild portions of the town starting in 1974 to preserve its history. Dodd became the consulting architect on the project, writing a research report and developing renovation designs based on previously-conducted historic research.⁸³ By 1976, the renovation was completed and the historic site opened as an official California State Park. Dodd's work on Allensworth marks another significant project he undertook in the 1970s and one in which he contributed to the preservation of a significant site of Black history in all of California.

Late-Career, 1975-1996

The Urfab System

Around 1976, Dodd developed a pre-fabricated panelized housing system from recyclable materials called the "Urfab System." The system was factory built and used a "big plank" system with wall and roof panels ranging in size up to 12' x 16' 6" thick.⁸⁴ The roof and wall panels were made of recyclable materials and put together to form a pre-built house. The Urfab System was approved for use by the State of California's Department of Housing and Community Development in 1976. Two prototypes were constructed by 1980, and over 100 were ordered by 1981. The extent the Urfab System was used is unknown, although it is possible Dodd used it in some of his own projects seeing as he became a licensed contractor.⁸⁵

Rural Communities Housing Development Corporation projects and other Affordable Housing work

Dodd also worked with the Rural Communities Housing Development Corporation in Northern California in Ukiah, Fort Bragg, and Willits developing environmentally-friendly affordable housing and housing for the elderly. Dodd's elderly housing complex in Fort Bragg, the Cypress Ridge Apartments (extant), included solar-powered heating and water systems on half of the units. In 1981, the California State Coastal Commission Design Awards Program gave Dodd an

⁸² "About the Park," California State Parks, accessed October 24, 2024, https://www.parks.ca.gov/?page_id=21298.

⁸³ Ruth Ryon, "Black Hamlet Marks An Event," *The Los Angeles Times*, October 29, 1978, Newspapers.com.

⁸⁴ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 183.

⁸⁵ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 183.; Further research on the Urfab System's application beyond Dodd's work in California or elsewhere after 1981 proved inconclusive. While it is possible the Urfab System was utilized beyond Dodd's own work, research in architectural and other related trade journals, JStor, previous Dodd associates, and the California Department of Housing and Community Development did not reveal any evidence of widespread application of the Urfab System.

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award for the housing development.⁸⁶ Dodd also designed other low-income and elderly housing projects in Roseville, California and Mississippi.⁸⁷

Capitol City Seventh-Day Adventist Church and other church facilities

Dodd continued his work with churches during the 1970s as well, designing church facilities in Roseville, Castle Air Force Base in Merced, and Sacramento. Dodd worked with local architect Wesley Witt, who occupied an office at the subject property, under the name Dodd-Witt Associates on his church project in Roseville.⁸⁸ Dodd designed a building for his own church congregation, Capitol City Seventh Day Adventist Church, at 6701 Lemon Hill Avenue (extant), around 1978 and much of the work he did pro-bono. The Capitol City Seventh-Day Adventist Church is designed in a Modernist style and features a dramatic geometric form and the use of Dodd's signature geometric pattern concrete imprints on both the exterior and interior walls.⁸⁹ Capitol City Seventh-Day Adventist, like Shiloh Baptist, is also a primarily African-American congregation.

Nancy B. Reardan's Law Office

In 1979, Dodd received a private commission by Sacramento lawyer Nancy Reardan to build her law office at 2018 19th Street.⁹⁰ Reardan was a female lawyer who was associated with and worked with Nathaniel Colley and the NAACP on several local and statewide cases related to integration and discrimination in the workplace. Reardan, while white herself, actively participated in the NAACP events and advocacy and wrote editorials in *The Sacramento Bee* criticizing Sacramento County hiring practices that accepted women but discouraged racial minority employment preference. Reardan's work with Nathaniel Colley and involvement with the Sacramento NAACP likely led her to meet Dodd and hire him in a rare instance of a private patronage commission by a white community member for Dodd. The building was completed in 1980 and featured Dodd's signature geometric concrete block designs.

⁸⁶ "Walnut Village architect elected to College of Fellows of AIA," *Ukiah Daily Journal*, April 23, 1981, Newspapers.com.; Fae Woodward, "Fort Bragg's Cypress Ridge wins Coastal Commission design award, *Ukiah Daily Journal*, November 19, 1981, Newspapers.com.

⁸⁷ "Planners will review church-school complex," *The Press-Tribune*, July 26, 1979, Newspapers.com.; "Housing projects soon to be ready," *The Clarksdale Press Register*, July 24, 1980, Newspapers.com.

⁸⁸ "Spectrum," *The Sacramento Bee*, January 17, 1976, Newspapers.com.; Haines & Company Inc., *Haines 1984 Directory*, Union City, California, 1984, CSU Sacramento Library, Sacramento, California.

⁸⁹ Sacramento County Assessor's Office, "Parcel 038-0041-004 Property Building Information," Assessor Parcel Viewer, <https://assessorparcelviewer.saccounty.gov/jsviewer/assessor.html>; Google Maps, "6878 Lemon Hill Avenue," Google, February 2020, https://www.google.com/maps/@38.5160138,-121.4246141,3a,55.5y,6.56h,87.3t/data=!3m7!1e1!3m5!1suPAUP_OJLO6BRnyyJfa3g!2e0!5s20200201T000000!7i16384!8i8192?coh=205409&entry=ttu&g_ep=EgoyMDI0MTAxNS4wIKXMDSoASAFQAw%3D%3D.

⁹⁰ City of Sacramento, "Architectural Review Board No. 79-83," August 15, 1979, <https://records.cityofsacramento.org/ViewDoc.aspx?ID=s6tFBnt4W+IUxXTb/veLT9XVHOCdbJLr>.

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The Negro Women's Civic Improvement Club Expansion and St. Hope Academy

In 1983, Dodd's wife Connie suffered a stroke, which pushed the architect to accept less work in order to help with her recovery. However, Dodd still worked on two notable projects in Sacramento during the 1980s: the NWCIC expansion at 355 3rd Avenue (extant) and St. Hope Academy at 4104 Martin Luther King Jr. Boulevard (extant). The NWCIC was a Black women's organization in Oak Park that Dodd previously worked for while building Shiloh Arms in 1970. In 1989, Dodd constructed an addition to the women's modernist building, emulating the style utilizing similar materials as the primary building built in 1966 and designed by former collaborator Bob McCabe.⁹¹ From 1989 to 1990, Dodd also was the architect for St. Hope Academy, a youth center for underprivileged children in Oak Park. Dodd designed St. Hope's in a modernist style like most of his previous works.⁹² This work further exemplifies the impact Dodd's work had with the Black community and low-income people in Oak Park up until the end of his career.

Dodd retired from architecture in 1996, and sold the subject property in early 1997. He died on February 3, 1999 in Sacramento, California.⁹³ Dodd has since been lauded as Sacramento's first Black architect and as an influential architect in the city. Two of his buildings have been listed on the National Register and three listed on the local Sacramento Register of Cultural and Historical Resources (Sacramento Register). Dodd was also identified as a noteworthy Mid-Century modern architect in Sacramento's 2017 Mid-Century Modern Historic Context Statement and Survey.⁹⁴

List of Notable Projects, 1958-1990

Dodd's architecture work is spread throughout Sacramento and Northern California and includes churches, educational facilities, low-income and elderly housing projects, and other private and public buildings throughout Sacramento. Dodd designed for the wider Sacramento community, and many his projects were in collaboration with leaders from African American communities throughout the city and elsewhere in Northern California. Dodd's notable projects in Sacramento and wider California include:

- Shiloh Baptist Church, 3565 9th Avenue, Sacramento, CA (extant)
- Kyles Temple AME Zion Church, 2940 42nd Street (extant)

⁹¹ "No 975 Public Notice," *The Sacramento Bee*, July 5, 1989, Newspapers.com.; City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 22-23, 29.

⁹² Yvonne Chiu, "James C. Dodd Sr., pioneering black architect in capital," *The Sacramento Bee*, February 10, 1999, Newspapers.com.

⁹³ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.; Yvonne Chiu, "James C. Dodd Sr., pioneering black architect in capital," *The Sacramento Bee*, February 10, 1999, Newspapers.com.; Sacramento County Assessor's Office, "Owner Information Report: 2710 X Street," October 7, 2024, Sacramento, California.

⁹⁴ City of Sacramento, *Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results*, by GEI Consultants and Mead & Hunt, Sacramento, CA, September 2017, 3-18.

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- James C. Dodd Residence, 1820 60th Street, Sacramento, CA (extant)
- Wilmer & Edwina Leon House, 6390 South Land Park Drive (extant)
- Bowman School, 13777 Bowman Rd, Auburn, CA (extant)
- Morey Avenue School, 155 Morey Ave, Sacramento, CA (extant)
- Jackson Elementary School, 2561 Francisco Dr, El Dorado Hills, CA (extant)
- Nathaniel Colley & Associates Law Offices, 1810 S Street, Sacramento, CA (extant)
- Sacramento Convention Center, 1401 K Street, Sacramento, CA (partially extant)
- Herold Wing of the Crocker Art Museum, 216 O Street, Sacramento, CA (non-extant)
- St. Johns Apartments, 121 W Macdonald Ave, Richmond, CA (extant)
- Kennedy Estates, 6501 Elder Creek Road, Sacramento, CA (extant)
- 2845 37th Street, Sacramento, CA Elderly Housing Complex (extant)
- Shiloh Arms, 4009 23rd Avenue, Sacramento, CA (extant)
- James C. Dodd & Associates Offices, 2710 X Street, Sacramento, CA (extant)
- Sacramento High School renovation and additions, 2315 34th Street, Sacramento, CA (extant)
- Renovation plans for Colonel Allensworth State Historic Park, Grant Dr, Earlimart, CA (extant)
- Cypress Ridge Apartments, 520 Cypress St, Fort Bragg, CA (extant)
- Capitol City Seventh-Day Adventist Church, 6701 Lemon Hill Avenue Sacramento, CA (extant)
- Nancy Reardan Law Offices, 2018 19th Street Sacramento, CA (extant)
- Women's Civic Improvement Club additions, 355 3rd Avenue, Sacramento, CA (extant)
- St. Hope Academy, 4104 Martin Luther King Jr. Blvd, Sacramento, CA (extant)

Dodd has been identified by the City of Sacramento as an important modernist architect in the city, and designed his larger projects in the Mid-Century Modern, International, Contemporary, and Brutalist styles.⁹⁵ Dodd created a signature geometric pattern he imprinted on the interior and exterior concrete block walls of many of his projects, including the subject property at 2710 X Street.⁹⁶ However, since many of Dodd's projects were educational facilities and low-income and elderly housing projects, many of his projects were less stylized, although they adopted influences from the modernist style.

Notable National, State, and Local Professional and Civic Organization Memberships

Dodd was integrally involved in professional architecture organizations throughout his career, including after the construction of his personal office at 2710 X Street. In 1959, Dodd applied to become a member of the AIA while an employee at Barovetto & Thomas. During Dodd's professional career, the AIA, the nation's pre-eminent professional architectural organization,

⁹⁵ City of Sacramento, *Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results*, by GEI Consultants and Mead & Hunt, Sacramento, CA, September 2017, 3-18.

⁹⁶ ABC10, "James Dodd: Sacramento's first Black architect | ABC10 Originals," YouTube, February 7, 2022, <https://www.youtube.com/watch?v=u67gSoddFUs>.

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required referrals for members to join, which often presented challenges for minority architects who had fewer professional connections with AIA members. However, Dodd's bosses Silvio Barovetto and Albert B. Thomas gave him recommendations for membership, as well as one from Chinese-American Sacramento architect Harry Jang. Dodd's personal references included Reverend Louis Mitchell of Yolo County, a Black pastor, and Arthur Trent, the first Black dentist in Sacramento and fellow Sacramento NAACP member. Three of the five of Dodd's references being members of marginalized communities demonstrates the reliance minority architects like Dodd had on close community connections to advance in their field.⁹⁷ Dodd was accepted as a member in November 1959 and was an active member of the organization as evidenced by his election as Vice President of the CVC AIA in 1963 and President in 1969.⁹⁸ He also served on the California Council of the AIA Board.

On December 9, 1979, Dodd was elected for a three-year term as a member of the AIA Board of Directors, representing California nationally in the organization and becoming one of the first two Black men to be directly elected to the AIA Board by members of his region. In 1980, Dodd was nominated to the AIA College of Fellows, "a lifetime honor bestowed on architects of outstanding contribution to the profession and public service."⁹⁹ This is the highest honor that can be bestowed on an architect by the AIA and showcases that Dodd was a well-respected member of America's largest professional architecture organization. He was recognized in his nomination for specifically establishing and participating in speaker panels at every level of the AIA, indicating that he was recognized particularly for his contributions to education and outreach efforts in the at the state and national level of the AIA. Dodd's references included well-regarded AIA architects, such as Sacramento's Whitson W. Cox and Albert M. Dreyfuss, well-known Modernist Pietro Belluschi of Portland, fellow NOMA co-founder and AIA Fellow Wendell J. Campbell from Chicago, founder of Cal Poly San Luis Obispo's Architecture and Environmental Design school George J. Hasslein, and Los Angeles's Morris D. Verger.¹⁰⁰

⁹⁷ AIA, "The American Institute of Architects Application for Membership: James C. Dodd," November 2, 1959, The American Institute of Architects Archives, Washington D.C.; Bureau of the Census, 1950 United States Federal Census, April 8, 1950, 1950 United States Federal Census Collection, Ancestry.com, Bureau of the Census, 1950 United States Federal Census, April 25, 1950, 1950 United States Federal Census Collection, Ancestry.com, <https://www.ancestry.com/discoveryui-content/view/262595783:62308>.

⁹⁸ "Central Valley Architects Elect New Officers," *The Sacramento Bee*, January 10, 1963, Newspapers.com.; Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.; AIA, "The American Institute of Architects Application for College of Fellows: James C. Dodd," October 14, 1980, The American Institute of Architects Archives, Washington D.C.

⁹⁹ "Walnut Village architect elected to College of Fellows of AIA, *Ukiah Daily Journal*, April 23, 1981, Newspapers.com.

¹⁰⁰ AIA, Press Release: James C. Dodd, AIA Is Installed As National AIA Director," December 9, 1978, The American Institute of Architects Archives, Washington D.C.; AIA, "The American Institute of Architects Application for Fellowship: James C. Dodd," October 14, 1980, The American Institute of Architects Archives, Washington D.C.; Meghan Dueding, "All in the Family: Pietro and Tony Belluschi," *Preservation Magazine*, Spring 2016, <https://savingplaces.org/stories/all-in-the-family-pietro-tony-belluschi>; John Gendall, "Wendell Campbell, First President of NOMA, Dies at 81," *Architect Magazine*, July 21, 2008, https://www.architectmagazine.com/design/wendell-campbell-first-president-of-noma-dies-at-81_o; "George Hasslein, 83; Dean of Cal Poly SLO School of Architecture," *The Los Angeles Times*, September 8, 2001,

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Dodd's references from these well-regarded members of AIA, white and Black, showcase the respect Dodd received from influential architects of his time.

Dodd also specifically continued to advance the cause of Black and other minority architects in architecture through organizational activities. In 1971, Dodd attended the AIA national convention in Detroit and caucused with Black architects, who according to founder Wendell Campbell attended the AIA Conference in sizable numbers for the first time in 1971. These architects specifically met to discuss issues in housing and church construction since this was the primary projects available for Black architects. In November 1971, Dodd and these other Black architects met in Nassau, Bahamas "to analyze the contribution of practicing Black architects in American might make toward assisting to resolve problems which affect the economic, civic, and social environment."¹⁰¹ Dodd became a charter member of the National Organization for Black Architects, later changed to the National Organization of Minority Architects (NOMA), at this meeting and served as Vice President of the organization from 1972 to 1973.¹⁰² Dodd's leadership in the early years of NOMA suggest he provided integral mentorship opportunities to emerging and professional minority architects of his day and that he was in part responsible for the successful foundations of NOMA. Dodd remained vocal on the advancement of Black architects towards the end of his career. In a newspaper interview in 1991, Dodd stated his appreciation for the racial acceptance he received in the architectural field, explaining that he wanted to vindicate architecture as one of the fairest professions there is. However, Dodd also spoke out against the fact that Black architects have to rely almost entirely on public work, which makes it impossible for many to advance their careers and relegates them to competing with each other for low-level government commissions set aside in affirmative action programs or completing high level private projects at reduced fees.¹⁰³

As stated previously, Dodd was also an active member in the NAACP, served on the Board of Governors for California Community Colleges for four years, and was a member of the Council for Higher Education. Dodd was also very involved in local politics, running for a California State Senate position and for the Sacramento City School Board in 1966.¹⁰⁴ Dodd was highly active in politics in the 1960s in general, becoming chairmen for a local organization of Black Republicans and chairing a statewide convention of Black Republicans that encouraged the party

<https://www.latimes.com/archives/la-xpm-2001-sep-08-me-43581-story.html>; Myrna Oliver, "Morris D. Verger; California Architect," *The Los Angeles Times*, July 15, 1999, https://www.latimes.com/archives/la-xpm-1999-jul-15-mn-56252-story.html?_gl=1*11eknj*_gcl_au*NDA2MzM4ODUxLjE3MzE5NTYzMDI.

¹⁰¹ "Remembering a Gentle Giant, Wendall Campbell," *AIA Architect*, July 25, 2008,

https://info.aia.org/aiarchitect/thisweek08/0725/0725n_wendell.htm.

¹⁰² "James C. Dodd," *Who's Who Among African Americans?* (Detroit: Gale, 2005), https://go-gale-com.proxy.lib.csus.edu/ps/i.do?p=BIC&u=csus_main&id=GALE%7CK1645526572&v=2.1&it=r.

¹⁰³ Todd Stein, "State: High-profile projects elude many black architects," *The Sacramento Bee*, July 21, 1991, Newspapers.com.

¹⁰⁴ Curtis Burau, "Architect James Dodd Is Glad He Ignored Counselors Advice," *The Sacramento Bee*, March 30, 1969, Newspapers.com.; "Dodd Chairs Architects for Richard Marriot," *The Sacramento Observer*, October 30, 1969, Sacramento Observer (1968-1975); Sacramento, Calif Collection, Ethnic NewsWatch ProQuest.

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to support and include Black Americans in the party's platform and policies more.¹⁰⁵ Dodd chaired a committee of local architects to support a Sacramento mayoral candidate in 1969 that included influential architects, such as Barovetto, Cox, Liske, and George Lionakis. Dodd's political activities with other architects may have also helped him grow his professional network. Dodd was also a member of the Golden Empire Council, Boy Scouts of America in 1969, Director of the Sacramento Red Cross Chapter, Director of the Sacramento Big Brother Chapter, and Director of the Sacramento Area Mental Health Association.¹⁰⁶ From 1975 to the 1980s, Dodd also served on the Methodist Hospital of Sacramento's Board of Directors and Planning Committee.¹⁰⁷

Notable Awards and Honors

Dodd won numerous awards during his 40-year career in architecture and his public affairs pursuits, further exhibiting his accomplishments both professionally and in civic pursuits. These awards included¹⁰⁸:

- Certificate of Appreciation, Sacramento City Unified School District, 1966
- Masonry Institute Honor Award, Colley & McGhee Building, 1971
- Outstanding Service Award, California Community College Board of Directors, 1973
- Central Valley Chapter AIA Merit Award, Sacramento Community Center, 1974
- Golden Trowel Award Flintoke Co./Calaveras Cement Division, Sacramento Community Center, 1974
- Certificate of Recognition, Central Valley Chapter AIA, 1974
- NAACP Citizens Award, Outstanding in the Field of Architecture, 1974
- NOMA, Onyx Award, 1975
- Central Valley Chapter AIA Merit Award, Sacramento High School, 1978
- Certificate of Recognition, Central Valley Chapter AIA, 1979
- AIA, College of Fellows honor, 1981
- Design Award in Low and Moderate Income Housing Category, California State Coastal Commission, 1981
- Certificate of Recognition, Mathematics, Engineering, Science Achievements (MESA) Program, 1980

¹⁰⁵ "Nixon Told: Heed Minority," *The San Francisco Examiner*, January 12, 1969, Newspapers.com.

¹⁰⁶ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 63.

¹⁰⁷ AIA, "The American Institute of Architects Application for College of Fellows: James C. Dodd," October 14, 1980, The American Institute of Architects Archives, Washington D.C.

¹⁰⁸ City of Sacramento, Sacramento African American Experience Project: Historic Context Statement Appendix, by Page & Turnbull with Damany M. Fisher, Sacramento, CA, 2022, 410.; "Walnut Village architect elected to College of Fellows of AIA, *Ukiah Daily Journal*, April 23, 1981, Newspapers.com.; "Fort Bragg's Cypress Ridge wins Coastal Commission design award, *Ukiah Daily Journal*, November 19, 1981, Newspapers.com.

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Evaluation

Criterion B (Persons)

The James C. Dodd & Associates Offices building at 2710 X Street is locally significant under National Register Criterion B for its with James C. Dodd during the height of his career. Dodd was the first licensed Black architect in Sacramento, California and important modernist architect in the city's history, especially within the Black community. As a building specifically designed to house his architectural practice, the subject property uniquely expresses his design philosophy and his level of success within the architectural profession. Dodd successfully charted out an architecture career in which he designed and contributed to the aesthetic and social fabric of the city and region. James C. Dodd & Associates Offices also represents Dodd's achievement in breaking into a majority white professional field at a time when there were no other Black architects in Sacramento. Dodd established himself with support from within Sacramento's Black community through his thoughtful and people-focused design philosophy. Organizations and members of the Black community provided Dodd with some his most well-known architectural commissions, including but not limited to Shiloh Baptist Church and the Nathaniel Colley & Associates Law Office. Many of Dodd's projects were located in historically Black neighborhoods in Sacramento, such as Oak Park and Glen Elder. Dodd's designs included both architecturally and culturally significant sites in Sacramento, including Shiloh Baptist Church, Kyles Temple AME Zion Church, Nathaniel Colley's Law Offices, the Sacramento Convention Center, the Herold Wing of the Crocker Art Museum, Sacramento High School's renovation and expansion, and renovations to Colonel Allensworth State Historic Park. Dodd also designed numerous affordable housing complexes in Sacramento and across Northern California, including St. Johns Apartments and Kennedy Estates, the first federally-supplemented rental housing projects in Northern California and Sacramento respectively. Dodd's participation in the renovation of historic Allensworth, the only town in California founded entirely by Black people, also served the wider Black community in California by ensuring the preservation of an important piece of California history. Dodd's contributions to Sacramento, and especially Sacramento's Black community as their go-to architect, qualify him as a significant architect and individual in Sacramento's history. Dodd's lengthy professional work with the AIA and NOMA, and his community work with the NAACP, educational boards, and numerous other non-profits and organizations further exemplify his commitment to and impact on his profession and civic life in Sacramento and beyond.

Dodd designed the International style building at 2710 X Street in 1971 to house his architectural practice, James C. Dodd & Associates, during the peak of his career. Dodd's design of his own architectural office is significant, as it demonstrates his success in establishing himself as a prominent architect and Black professional in Sacramento and the building itself reflects his preferred style and architectural skill. As the first Black architect in Sacramento, Dodd broke barriers and advanced the efforts of Black professionals to establish themselves in the city. Dodd's office is a testament to these efforts, and out of his known places of work demonstrates his legacy and contributions to Sacramento and Northern California. Its completion demonstrates not only his commitment to the longevity and success of his practice, but also uniquely expresses

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the personal modernist design sensibilities he wanted to convey to the public and potential patrons.

Criterion C (Architecture/Design)

James C. Dodd & Associates Offices is eligible for listing in the NRHP as a locally significant example of International style architecture in the 1970s and for representing the work of master architect James C. Dodd. The subject property's hallmark International Style features include a flat roofline; rectangular, block-like massing with square corners; asymmetrical yet balanced facades; construction systems that emphasize form and function; horizontal bands of flush windows; glass curtain windows or floor-to ceiling windows; and fully-glazed doors. Smooth, uniform stucco siding is common to this style, along with minimal forms of ornamentation in the form of patterned stone walls or concrete block. The 1971 building includes almost all of the character-defining features of the International Style. Not only does the building reflect the International Style characteristics, but it also reflects a late-period application of the style in which various siding materials were used and patterned stone walls he applied as ornamental features.

The James C. Dodd & Associates Offices is one of the best examples of Dodd's modernist design aesthetics and his interpretation of the International Style as well as the location where he designed and worked on some of his most important projects. The James C. Dodd & Associates Offices were designed by Dodd to house his professional architecture business and display his design philosophy to the community and potential clients. Dodd utilized his own signature geometric concrete imprint design on the wing walls of the building, further marking it as his own design. The subject property is both the work of a significant architect in Sacramento and representative of Dodd's architectural work and practice.

When looking at Dodd's entire career, he worked on many public works and multi-family housing projects and his modernist design philosophy is not always fully expressed in his work. For example, the St. Johns Apartments in Richmond and the elderly housing complex in Oak Park were clearly modernist inspired apartments, featuring clean lines, flat roofs, and combinations of stucco and wood paneled siding. However, they were not fully expressed articulations of any specific modernist style likely due to client requirements, especially when designing federal and state-subsidized multi-family housing developments that were often limited in budget and scope. Dodd also worked in collaboration with other architects on fully expressed modernist styled buildings, like the Mid-Century Modern Kyles Temple AME Church, Mid-Century Modern Sacramento Convention Center, and Brutalist Herold Wing of the Crocker Art Museum, but these works do not best represent Dodd's individual interpretation of modernism. The subject building represents the height of Dodd's career when he had the opportunity to singularly design an office for himself to represent his practice.

Based on the evaluation above, the James C. Dodd & Associates Offices is eligible for listing in the NRHP under Criterion C at the local level of significance as an example of the International Style and as a uniquely important example of the work of significant architect James C. Dodd as the office he designed to house his own practice during the height of his career.

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Period of Significance

The period of significance for Criterion B extends from the subject property's construction in 1971 to 1974 when Dodd led the renovations at Colonel Allensworth State Park, which marked the end of the height of his career. During Dodd's later career, he designed fewer projects and focused on affordable housing projects and developing construction systems. The period of significance under Criterion C is 1971, the year the building was designed and constructed.

Character-Defining Features

Character-defining features of the James C. Dodd & Associates Offices that convey its significance under Criteria B and C include:

- L-shaped building footprint
- Wood, steel, and concrete frame construction
- Stucco, concrete, and wood paneling siding (excluding wood paneling on primary façade)
- Flat built-up roof
- Wing walls, some with Dodd's signature geometric patterned concrete imprint
- Ground floor divided into three architectural bays, the right bay divided into four identical window openings (sashes have been replaced)
- Cantilevered second floor divided into four architectural bays
- Prominent elongated mullions positioned between each pair of windows on the second floor
- Projecting stucco balcony on rear facade
- Dodd's signature geometric patterned concrete imprint on wing walls, rear façade, and interior walls
- Rectangular patterned concrete wall on primary façade
- Eight large, paired, deeply inset original aluminum single-pane fixed windows on the second floor of primary facade
- Sloping windowsills around second floor windows on primary façade
- All fixed and sliding aluminum single-pane windows in the interior courtyard hallway and rear facade
- Open-air interior courtyard hallway
- Aggregate concrete courtyard stairs with metal railing with hexagonal details
- Aluminum sliding glass doors on the rear façade

Integrity

The National Park Service seven aspects of integrity are defined as follows:

- **Location:** Location is the place where the historic property was constructed or the place where the historic event occurred.

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- **Design:** Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** Setting is the physical environment of a historic property.
- **Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** Association is the direct link between an important historic event or person and a historic property.

The James C. Dodd & Associates Offices building at 2710 X Street maintains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association that convey the significance of the property under NRHP Criteria B and C.

The location of the building is unchanged, as it has always been located at 2710 X Street.

The design itself has not significantly changed since the end of its period of significance, as it maintains its original form, plan, space, structure, and major design elements that characterize it as a two-story International Style office building. The addition of the wood paneling and metal security gates, while inconsistent with the original International Style design, are additive features that did not require the removal of any original design features. In addition, wood paneling was part of the original materials palette for the building and is a compatible alteration. While the removal of four original metal storefront windows on the right side of the primary façade at the ground floor and with smaller vinyl transom windows diminishes the integrity of design, this is the only alteration of the building that is incompatible with the original design. However, the retention of the pattern of four window openings helps express the original storefront design. Despite these changes, the overall International Style design of the building has been retained over time and continues to reflect Dodd's design aesthetic as the architectural office he designed for himself. Overall, the building retains integrity of design.

The setting of the building retains its original 1970s context, with surrounding properties remaining residential, largely designed in the Craftsmen or vernacular styles, and the Broadway commercial corridor located just south of the property.

The removal of the original aluminum storefront windows on the ground floor of the primary façade and replacement with vinyl transom windows, as well as the appliance of wood paneled siding to the ground floor of the primary façade, somewhat diminish the integrity of materials. International Style buildings after World War II often featured varied types of siding, including wood paneling. Although not present on the primary façade during the period of significance, the building did feature wood paneling within the interior courtyard hallway of the building, and this alteration is compatible with the materials palette of the building and period. Similarly, the cast

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iron gates and metal bars on the rear sliding windows, while not historic, are consistent with the original cast iron stairs railings' materials. The loss of the original metal storefront windows and replacement with vinyl transom windows is an incompatible alteration. The majority of the property's materials, including stucco siding and concrete construction, original wood paneled siding, aluminum-cased glass windows and sliding doors, and iron stairs railing, remain and uphold the integrity of materials.

The subject property retains a high degree workmanship, as all of Dodd's labor and skill remain evident in the original design and materials. Dodd's signature geometric patterned concrete imprint is an especially prominent feature, comprising the entire east and west facades and portions of the rear façade. This design element strengthens the workmanship of the property, as it remains as a signature feature of Dodd's hand in the project.

The subject property also retains a high integrity of feeling, as its original design as an International Style office building continues to convey its historic function as an office building built for a Modernist architect's offices, despite the changes in tenants over time. The building remains in use as an office building for professional businesses but no longer serves its original function as an architecture office for Dodd. The lack of association with Dodd somewhat diminishes the integrity of association, yet the building still houses professional businesses.

While the subject building has experienced some reversible alterations that diminish integrity of design and materials, and no longer houses the offices of Dodd's architecture practice (diminishing association) -- overall, it retains sufficient historic integrity to convey its significant associations with Dodd, Sacramento's first licensed Black architect, under Criterion B and the architect's clever, economical rendition of International Style design under Criterion C for the period of significance from 1971-1974.

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Ukiah Daily Journal.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☒ Local government

☐ University

☐ Other

☐ Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 0.15 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.558502

Longitude: -121.476876

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary runs along the legal property line, which delineated by the sidewalk along the north side bordering X Street, two wood fences and the wall of the subject building along the west side, an iron fence and gate along X Street Broadway Alley on the south side, and a wood fence, an iron fence, and the wall of the subject property along the east side.

Boundary Justification (Explain why the boundaries were selected.)

Property boundary was determined by legal property boundaries in the record books of the Sacramento County Assessor's Office. The boundary excludes the sidewalk and alley that border the building to the north and south respectively.

11. Form Prepared By

name/title: Etienne LeFebre/Associate Cultural Resources Historian

organization: Groundwork Preservation LLC

street & number: 1000 Fulton Ave Apt. 47

city or town: Sacramento state: CA zip code: 95825

e-mail: ettienne@groundworkpreservation.com

telephone: (916) 214-7643

date: January 7, 2025

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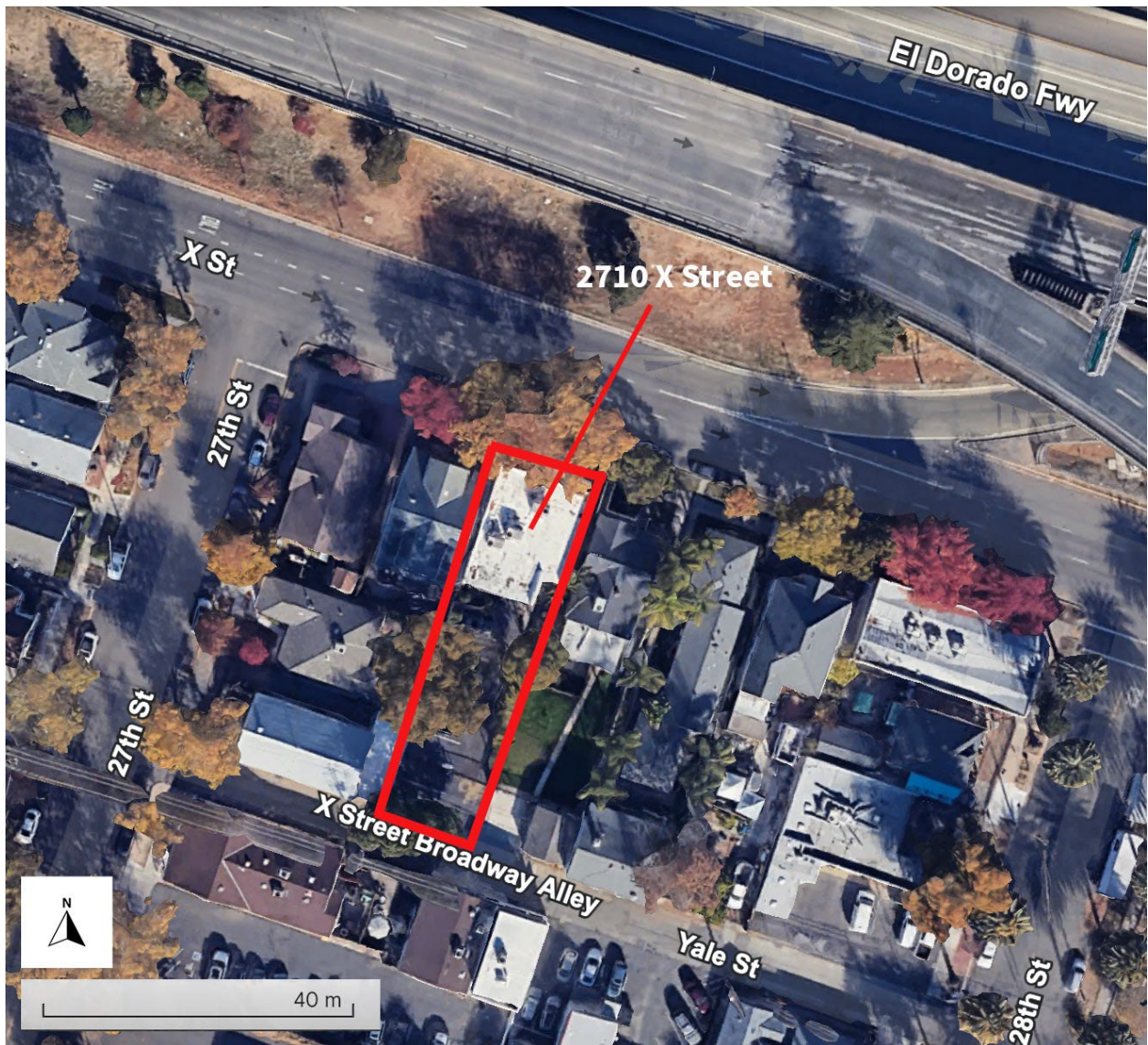


Figure B: Site Map of 2710 X Street, Google Earth, 2024.

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: James C. Dodd & Associates Offices

City or Vicinity: Sacramento

County: Sacramento

State: CA

Photographer: Stephen Schafer

Date Photographed: December 9, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 13 (CA_SacramentoCounty_DoddOffice_0005)

View of primary façade, facing south.

2 of 13 (CA_SacramentoCounty_DoddOffice_0001)

View of primary façade and surrounding properties, facing south.

3 of 13 (CA_SacramentoCounty_DoddOffice_0003)

View of primary façade, facing southwest.

4 of 13 (CA_SacramentoCounty_DoddOffice_0007)

View of primary entrance to interior courtyard, facing south.

5 of 13 (CA_SacramentoCounty_DoddOffice_0006)

View of west façade and primary façade, facing southeast.

6 of 13 (CA_SacramentoCounty_DoddOffice_0002)

View of west façade and primary façade with freeway entrance and interchange in the background, facing east.

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7 of 13 (CA_SacramentoCounty_DoddOffice_0009)

View of rear façade, facing north.

8 of 13 (CA_SacramentoCounty_DoddOffice_0008)

View of rear façade and parking lot, facing northwest.

9 of 13 (CA_SacramentoCounty_DoddOffice_0004)

View of east and primary façade, facing southwest.

10 of 13 (CA_SacramentoCounty_DoddOffice_0010)

View of interior courtyard, facing south.

11 of 13 (CA_SacramentoCounty_DoddOffice_0011)

View of interior courtyard, facing north.

12 of 13 (CA_SacramentoCounty_DoddOffice_0012)

View of interior courtyard from second floor, interior geometric wall detailing visible through window, facing north.

13 of 13 (CA_SacramentoCounty_DoddOffice_0013)

View of geometric wall detailing from interior courtyard wall, facing east.

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Photo 1. View of primary façade, facing south.



James C. Dodd & Associates Offices (African Americans in California MPD)
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Photo 2. View of primary façade and surrounding properties, facing south.



James C. Dodd & Associates Offices (African Americans in California MPD)
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Photo 3. View of primary façade, facing southwest.



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Photo 4. View of primary entrance to interior courtyard, facing south.



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Photo 5. View of west façade and primary façade, facing southeast.



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Photo 6. View of west façade and primary façade with freeway entrance and interchange in the background, facing east.



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Photo 7. View of rear façade, facing north.



James C. Dodd & Associates Offices (African Americans in California MPD)
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Photo 8. View of rear façade and parking lot, facing northwest.



James C. Dodd & Associates Offices (African Americans in California MPD)
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Photo 9. View of east and primary façade, facing southwest.



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Photo 10. View of interior courtyard, facing south.



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Photo 11. View of interior courtyard, facing north.



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Photo 12. View of interior courtyard from second floor, interior geometric wall detailing visible through window, facing north.



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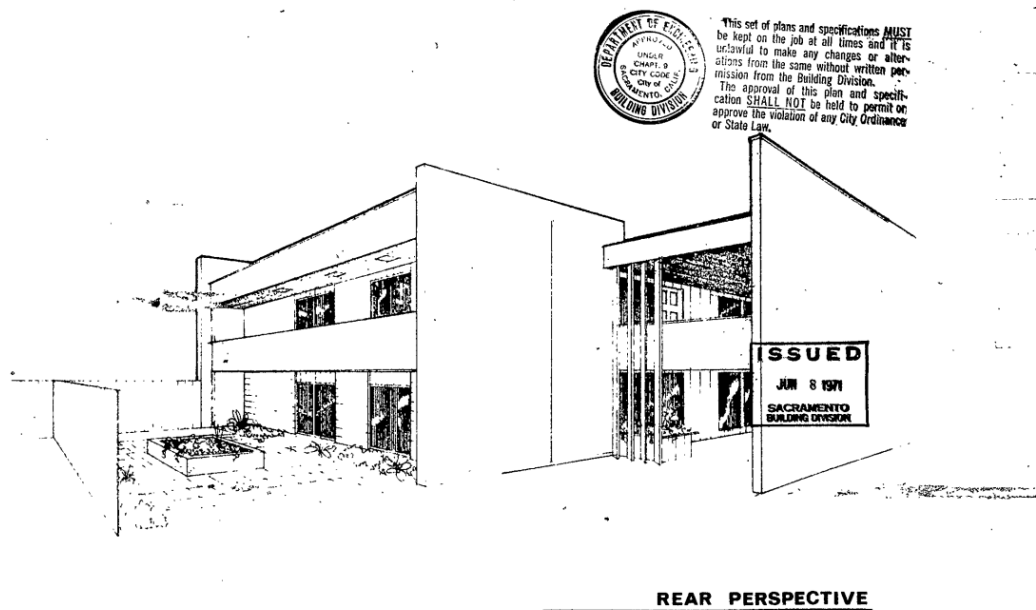
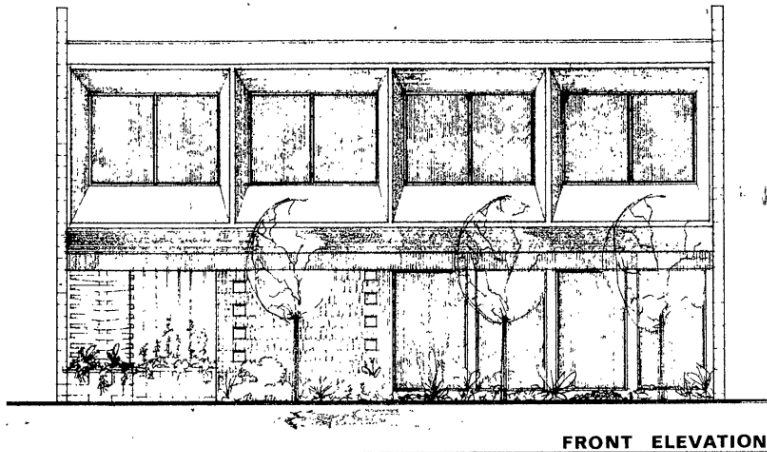
Photo 13. View of geometric wall detailing from interior courtyard wall, facing east.



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Figure 1. Original 1971 Building Plan Elevations, City of Sacramento



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Figure 2. James C. Dodd, *The Sacramento Bee*, June 10, 1961



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Figure 3. Shiloh Baptist Church primary façade, African American Experience Project, 222.



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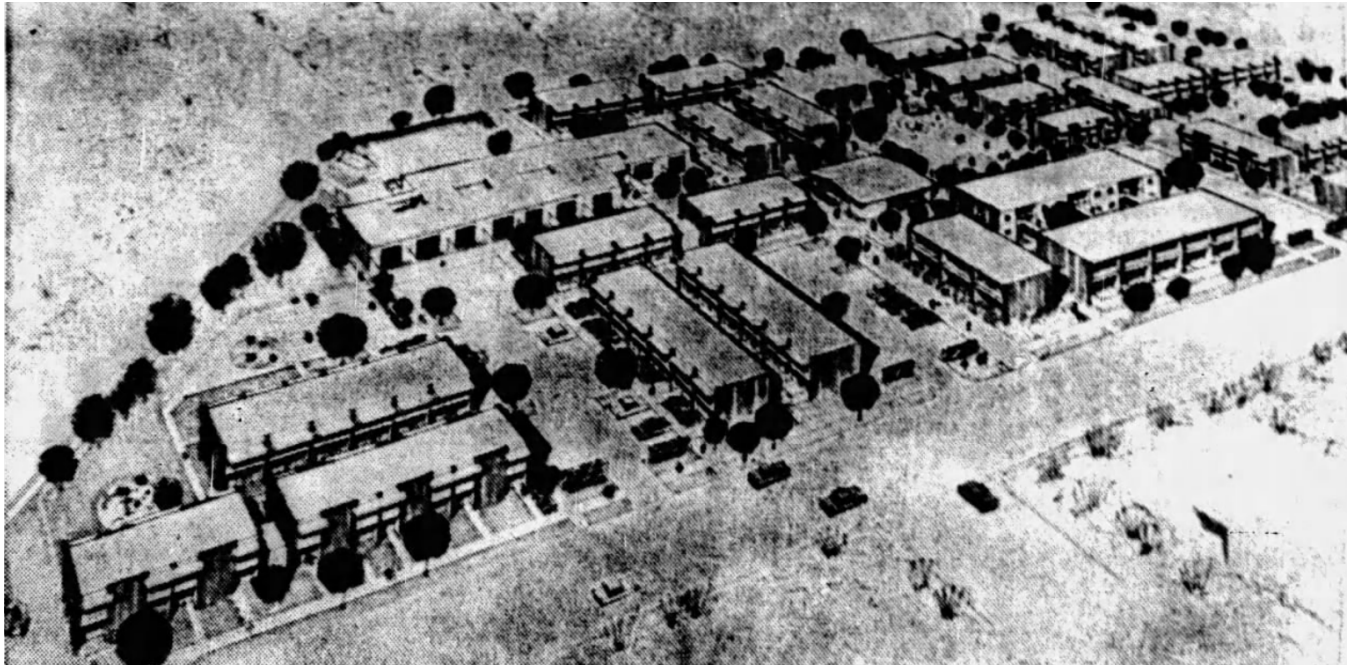
Figure 4. James C. Dodd holding Sacramento Convention Center Plans, *The Sacramento Bee*, March 30, 1969.



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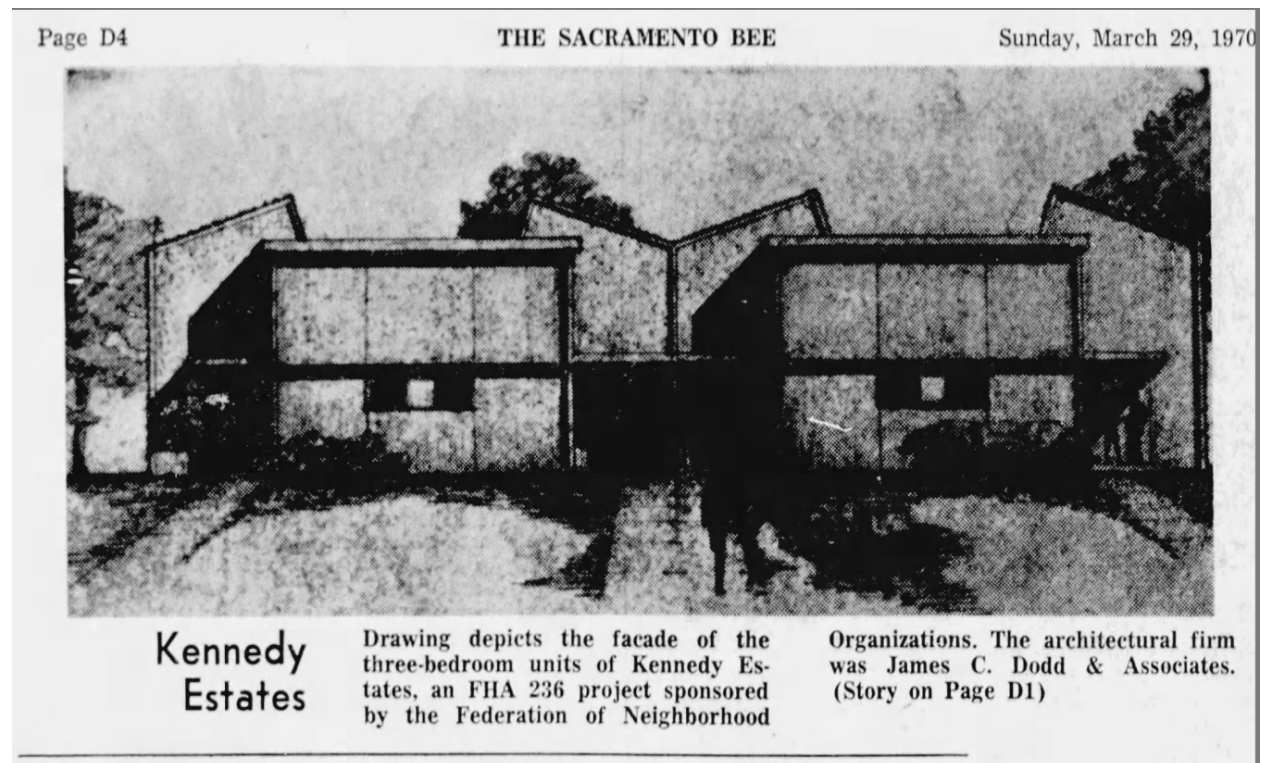
Figure 5. St. Johns Apartments affordable housing complex plans by James C. Dodd, *The Independent*, July 30, 1969



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Figure 6. Kennedy Estates architectural drawings by James Dodd, *The Sacramento Bee*, March 29, 1970



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County and State

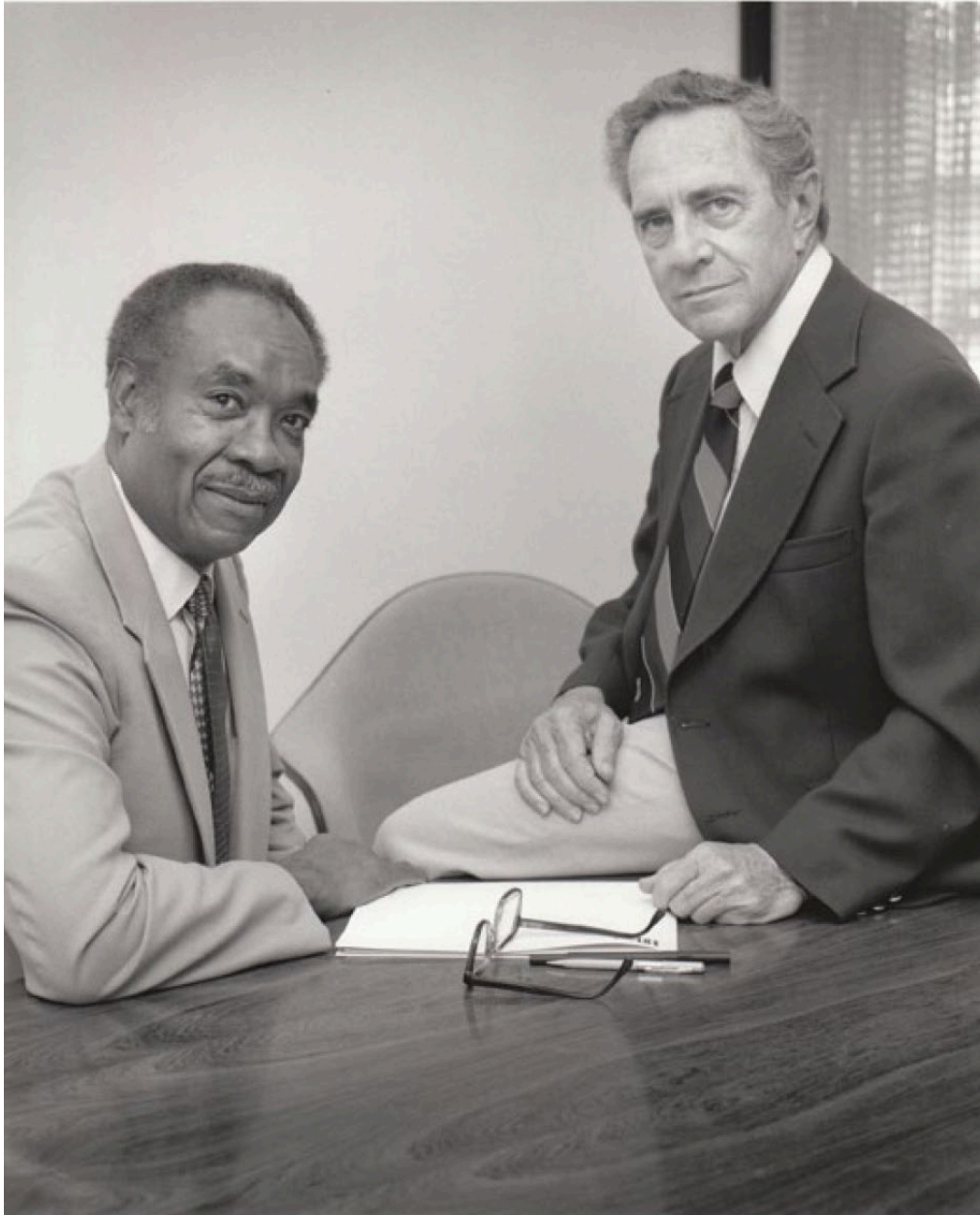
Figure 7. The Sacramento Architects Collaborative (SAC) at the opening of the Sacramento Convention Center, James Dodd second from the left, *The Sacramento Bee*, July 29, 1974.



James C. Dodd & Associates Offices (African Americans in California MPD)
Name of Property

Sacramento, CA
County and State

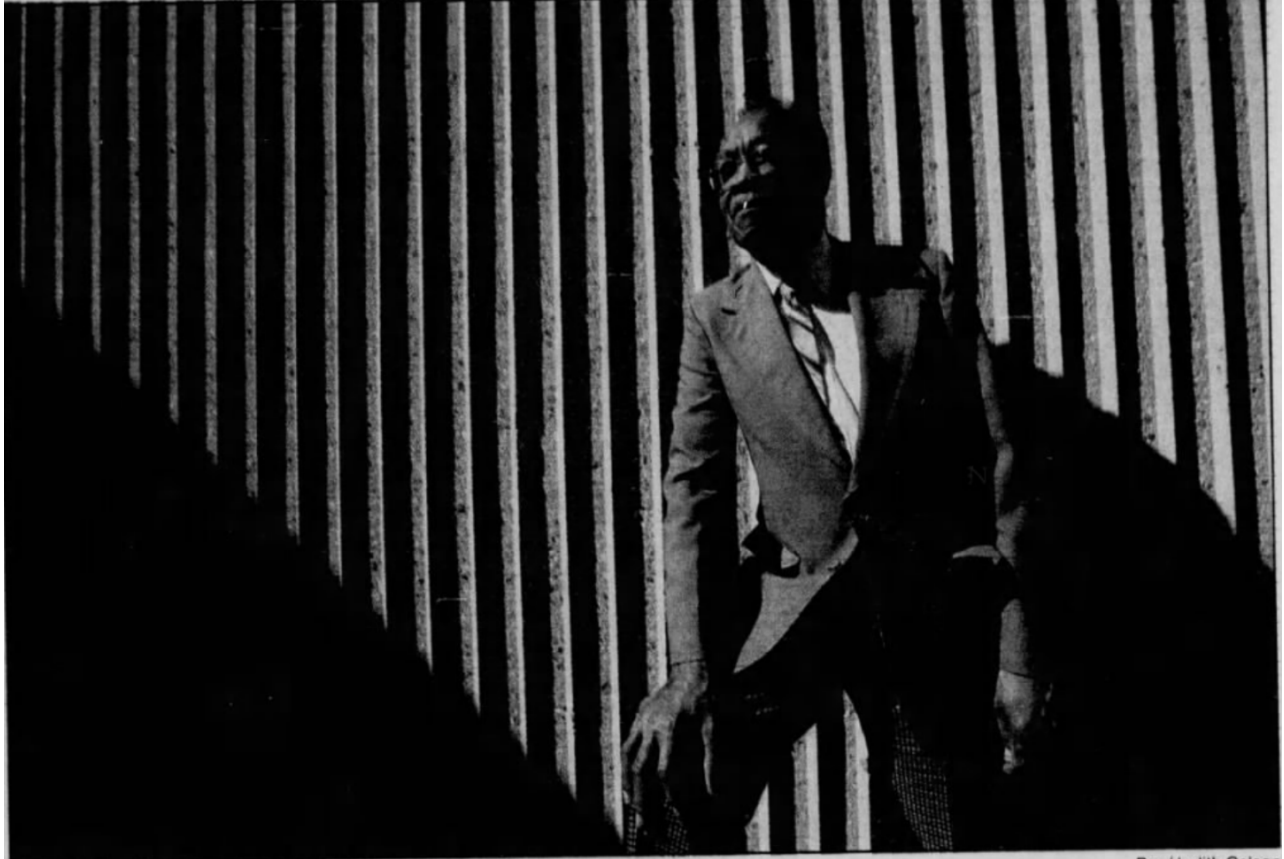
Figure 8. James C. Dodd and Dreyfuss + Blackford Architecture Founder Albert Dreyfuss, AIA Archives.



James C. Dodd & Associates Offices (African Americans in California MPD)
Name of Property

Sacramento, CA
County and State

Figure 9. James C. Dodd, *The Sacramento Bee*, July 21, 1991.



James C. Dodd & Associates Offices (African Americans in California MPD)
Name of Property

Sacramento, CA
County and State

Figure 10. James C. Dodd & Associates Logo, Original 1971 Building Plan Elevations, City of Sacramento.

